# **CHAMBERLAIN HOUSE**

# HISTORIC STRUCTURE REPORT

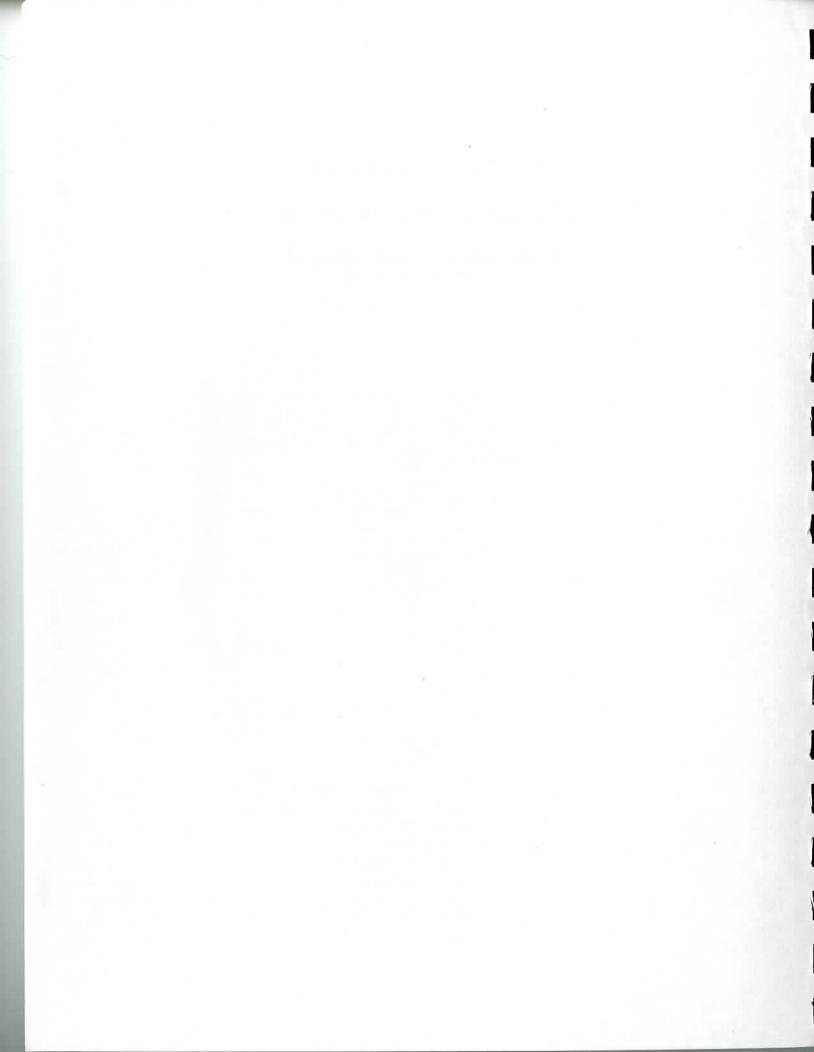
Women's Rights National Historical Park Seneca Falls, New York



Ву

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Building Conservation Branch
Northeast Cultural Resources Center
Northeast Region, National Park Service
Lowell, Massachusetts

August 2001

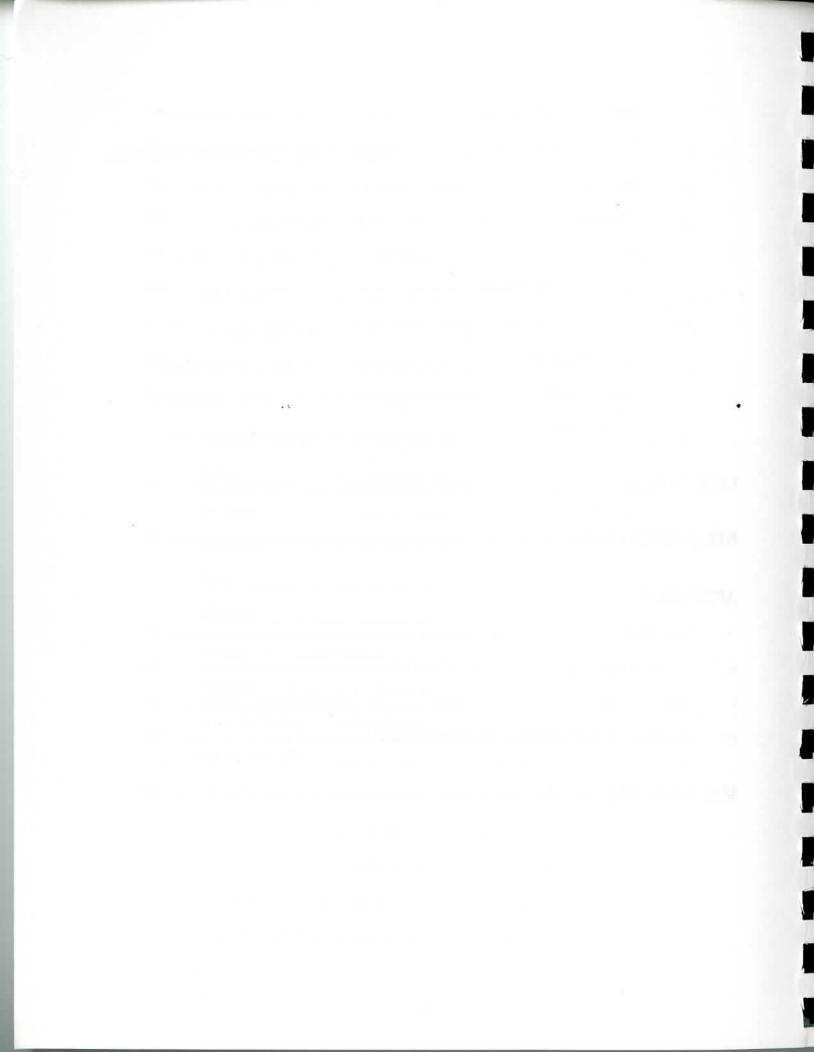


# TABLE OF CONTENTS

LIST OF FIGURES AND CREDITS	vii
EXECUTIVE SUMMARY AND RECOMMENDATIONS	xiii
ACKNOWLEDGEMENTS	xv
INTRODUCTION	1
PROJECT SCOPE	
METHODOLOGY	3
ADMINISTRATIVE DATA	4
HISTORICAL BACKGROUND	7
EARLY HISTORY: 1782-1833	9
WILLIAM AND SAMUEL BAYARD: 1833-35	10
RICHARD RICHARDSON: 1835-36	11
GEORGE TOWAR AND ISAAC ELMORE: 1836-41	13
THE BOYDS, SENECA COUNTY BANK, AND RICHARD FIELD: 1841-44	14
JACOB P. CHAMBERLAIN: 1844-51	15
MYNDERSE, SHOEMAKER AND DANIELS: 1851-64	23
JOHN P. COWING: 1864-78	29
ALBERT COOK: 1878-82	35
RUMSEY AND COMPANY: 1882-1913	35
ARMINDA DURLING AND FAMILY: 1913-63	39
EUGENE AND MARGARET BALDWIN AND FAMILY: 1963-96	45
NATIONAL PARK SERVICE: 1996-Present	46

ARCHITECTURAL DESCRIPTIONS	49
GENERAL DESCRIPTIONS	51
Introduction	51
Existing House	51
Small Barn	51
Missing Outbuildings	52
STRUCTURAL FRAMING	52
EXTERIOR ELEMENTS	53
Foundation Walls	53
Siding	53
Doorways	54
Windows	54
Roof	55
Dormers	55
Gutters	56
Chimney	56
Painted Finishes	56
INTERIOR ELEMENTS	65
Layout	65
Floors	65
Walls	66
Ceilings	66
Woodwork Trim	67

	Doorways67
	Windows
	Fireplace67
	Chimneys68
	Stairs68
	Painted and Other Finishes
UTI	ILITIES68
	Electrical System
	Heating System 69
	Plumbing System69
CONCLU	<u>SIONS</u> 87
RECOMN	MENDATIONS93
APPENDI	ICES
A. Nai	ls Analysis99
B. Mo	rtar Analysis
C. Pair	nt Analysis
D. Exi	sting-Conditions Drawings: Chamberlain House
BIBLIOG	<b>PRAPHY</b>



## LIST OF FIGURES AND CREDITS

## Cover

Front elevation of the Chamberlain House. Existing-condition drawing by Stephen Clark, Historical Architect, August 2001.

# Figures

1.	Detail from the "Map of the Village of Seneca Falls for V.B. Ryerson, by	
	John Burton, Surveyor," drawn about 1836. Courtesy of the Seneca Falls	
	Historical Society.	12
2.	Portrait of Jacob P. Chamberlain published in the History of Seneca	
2.	County, plate XLVI, 1876. The engraving is a copy of an oil painting	
	of Jacob P. Chamberlain attributed to Seth Cole, circa 1860s, now in	
	the archives of the Seneca Falls Historical Society. A companion painting	
	of Catharine Kuney Chamberlain, Jacob P. Chamberlain's wife, is also in	
	the archives of the Seneca Falls Historical Society.	19
3.	Artist's rendition of the Lower Red Mills and adjacent buildings, including	
	the Chamberlain House, by W.H. Stevens, 1907, illustrating an article	
	by Harrison Chamberlain entitled "Early Flouring Mills," published in	
	Papers read before the Seneca Falls Historical Society for the year 1906.	
	From the archives of the Seneca Falls Historical Society.	20
4.	Engravings of the Seneca Falls residences of Jacob P. Chamberlain and	
	Harrison Chamberlain, 1876. Engravings published in the <i>History</i>	
	of Seneca County, plate XLVI, 1876. Of these buildings, only Harrison	
	Chamberlain's house at 30 Cayuga Street survives today.	21
5.	Photograph of Jacob P. Chamberlain's former house at 33 Fall Street in	
٥.	1912, prior to its demolition for the creation of Van Cleef Lake.	
	From The Flats including the Canal and Industries, 1981, p. 34. Original	
	photograph in the archives of the Seneca Falls Historical Society	
	(negative number 3781)	22
6.	Detail from the map of "The Village of Seneca Falls," in the Plat	
	Book of Topographical Maps, Seneca County, N.Y., 1852	26
7	D. 16	
7.	Detail from the Cadastral Wall Map by J.H. French, 1856. From the	
	archives of the Seneca Falls Historical Society.	27

Detail from the "Map of the Village of Seneca Falls," by W.W. Richie, Philadelphia, 1871. From the archives of the Seneca Falls Historical Society	31
Detail from the "Birds' Eye View of Seneca Falls, N.Y." by Parsons & Atwater, 1873. From the archives of the Seneca Falls Historical Society	32
View looking east from the roof of the Partridge House at 54 Cayuga Street, circa 1870s, showing a distant view of Seneca and Washington Streets. Published in <i>The Flats including the Canal and Industries</i> , 1981, p. 16. Original stereoview is in the archives of the Seneca Falls Historical Society, catalog number FL2089. Enlarged view of the house at 1 Seneca Street magnified and photographed by Barbara Yocum	33
Detail from the "Map of Seneca Falls," by D.L. Miller & Co., 1896. From the archives of the Seneca Falls Historical Society	37
Photographic view of the south and west elevations of the Chamberlain House, circa 1913. Copy courtesy of Sharon Baldwin	41
Survey of the Aminda Durling lot by H.L. Drake, Oct. 18, 1915, prior to the creation of Van Cleef Lake. From Deed Book 139, p. 88, County Clerk's Office, Seneca County Office Building	42
Detail from the Sanborn Fire-Insurance Map of 1916. From the archives of the Seneca Falls Historical Society.	43
Detail from the Sanborn Fire-Insurance Map of 1925, corrected to 1955.  From the archives of the Seneca Falls Historical Society.	43
"Map of Property of Stephen and Mary Durling at No. 1 Seneca Street, Seneca Falls, New York," dated September 28, 1962, filed September 25, 1968. Map Book 46, p. 18, County Clerk's Office, Seneca County Office Building.	44
Detail from the "Survey and Topographical Map" showing the Chamberlain House and the Stanton House properties. Drawn June 28, 2000, from notes of an instrument survey completed February 22, 2000. From the files of Women's Rights National Historical Park	48
Front (south) elevation of the Chamberlain House. Photograph by Barbara Yocum, October 1998.	59
West elevation of the Chamberlain House. Photograph by Barbara Yocum, October 1998.	59
North elevation of the Chamberlain House. Photograph by Barbara Yocum, October 1998.	60
	Atwater, 1873. From the archives of the Seneca Falls Historical Society

21.	East elevation of the Chamberlain House, showing archeological excavations in the foreground. Photograph by Barbara Yocum, October 1998.	60
22.	Southeast corner of the Chamberlain House, showing early board siding on the south elevation, and later clapboard siding on the east elevation.  Photograph by Barbara Yocum, October 1998.	61
23.	Archeological excavations on the east side of the Chamberlain House, revealing the early foundation walls and chimney base of the missing one-third portion of the house. Photograph by Barbara Yocum, October 1998.	61
24.	Southwest elevation of the 20 <sup>th</sup> -century hen house and later barn addition. Photograph by Barbara Yocum, October 1998	62
25.	Back southwest corner of the 20 <sup>th</sup> -century hen house. Photograph by Barbara Yocum, October 1998.	62
26.	Undulating roof of the Chamberlain House, view looking east. Photograph by Barbara Yocum, May 2001.	63
27.	North slope of the Chamberlain House roof and 20 <sup>th</sup> -century roof dormer. Photograph by Barbara Yocum, May 2001.	63
28.	Enclosed south porch (Room 101), view looking west. Photograph by Barbara Yocum, May 2001.	71
29.	Enclosed south porch (Room 101), view looking east. Photograph by Barbara Yocum, May 2001.	71
30.	Family room (Room 102), view looking west. Photograph by Barbara Yocum, May 2001.	72
31.	Family room (Room 102), view looking northeast. Photograph by Barbara Yocum, May 2001.	72
32.	Living room (Room 103), view looking southeast. Photograph by Barbara Yocum, May 2001.	73
33.	Living room (Room 103), view looking northeast. Photograph by Barbara Yocum, May 2001.	73
34.	Living room and kitchen, (Rooms 103 and 103A), view looking northwest. Photograph by Barbara Yocum, May 2001	74

35.	Kitchen (Room 103A), detail view looking northwest. Photograph by Barbara Yocum, May 2001	74
36.	Bathroom (Room 104), view looking northwest. Photograph by Barbara Yocum, May 2001.	75
37.	Bathroom (Room 104), view looking southwest. Photograph by Barbara Yocum, May 2001.	75
38.	Utility room (Room 107), view of the ceiling showing early lath and plaster above later plasterboard. Photograph by Barbara Yocum, May 2001.	76
39.	Utility room (Room 107), view looking southeast. Photograph by Barbara Yocum, May 2001.	76
40.	Dining room (Room 108), view looking northwest. Photograph by Barbara Yocum, May 2001.	77
41.	Dining room (Room 108), view looking northeast. Photograph by Barbara Yocum, May 2001.	77
42.	First-story bedroom (Room 109), view looking southwest. Photograph by Barbara Yocum, May 2001	78
43.	First-story bedroom (Room 109), view looking northwest. Photograph by Barbara Yocum, May 2001.	78
44.	Stair to second story, view looking north. Photograph by Barbara Yocum, May 2001.	79
45.	Second-story stair hall (Room 201), view looking southeast. Photograph by Barbara Yocum, May 2001	79
46.	Hung chimney at west wall, second-story stair hall (Room 201).  Photograph by Barbara Yocum, May 2001	80
47.	Second-story stair hall (Room 201), view looking southeast. Photograph by Barbara Yocum, May 2001.	80
48.	East bedroom (Room 202), view looking northeast. Photograph by Barbara Yocum, May 2001.	81
49.	East bedroom (Room 202), view looking southwest. Photograph by Barbara Yocum, May 2001.	81
50.	Middle bedroom (Room 203), view looking southwest. Photograph by Barbara Yocum, May 2001	82

51.	Middle bedroom (Room 203), view looking northwest.  Photograph by Barbara Yocum, May 2001	82
52.	West bedroom (Room 204), view looking southeast. Photograph by Barbara Yocum, May 2001.	83
53.	West bedroom (Room 204), view looking northwest. Photograph by Barbara Yocum, May 2001.	83
54.	Detail showing interior side of early roof sheathing boards (Room 202). Photograph by Barbara Yocum, May 2001	84
55.	Detail showing wall framing and interior side of early board siding, north wall of Room 204. Photograph by Barbara Yocum, May 2001	84
56.	Remnants of early chimney base in cellar crawl space, view looking east. Photograph by Barbara Yocum, May 2001	85
57.	Cellar crawl space, view looking southwest. Photograph by Barbara Yocum, May 2001.	85
APPE	ENDIX D	
A-1	First floor plan, Chamberlain House. Existing-conditions drawing by Stephen Clark, Historical Architect, August 16, 2001	137
A-2	Second-floor plan, Chamberlain House. Existing-conditions drawing by Stephen Clark, Historical Architect, August 16, 2001	138
A-3	Roof plan, Chamberlain House. Existing-conditions drawing by Stephen Clark, Historical Architect, August 16, 2001	139
A-4	South elevation, Chamberlain House. Existing-conditions drawing by Stephen Clark, Historical Architect, August 16, 2001	140
A-5	North elevation, Chamberlain House. Existing-conditions drawing by Stephen Clark, Historical Architect, August 16, 2001	141
A-6	East and west elevations, Chamberlain House. Existing-conditions drawing by Stephen Clark, Historical Architect, August 16, 2001	142

#### EXECUTIVE SUMMARY AND RECOMMENDATIONS

#### Summary

This "Historic Structure Report" on the Chamberlain House at Women's Rights National Historical Park incorporates all known information on the building obtained from archival sources, an architectural investigation of the existing building, and an archeological survey of the surrounding site. Heavy floor framing and early machine-cut nails identified by the physical investigation suggest that the west portion of the house may have served as a warehouse-type structure as early as 1815. This was likely associated with the nearby Lower Red Mill, a grist mill constructed on the Seneca River in 1807. Conversion to a dwelling appears to have occurred by 1833-35, when miller-owners Samuel and William Bayard were noted to be in residence. Jacob Payson Chamberlain later lived here with his family during his ownership of the mill from 1844 to 1851. The earliest-known photograph of the house is a distant view of the west elevation taken sometime in the 1870s (fig. 10). The house was still standing in the early twentieth century, when it was described by Chamberlain's son Harrison as "the long two-story frame house on the brow of Seneca street." The eastern one-third of the structure was removed for unknown reasons sometime between circa 1906 and 1913, the stone foundation walls of which were uncovered by archeologists in 1998. A photograph taken about 1913 (fig. 12) shows the house the same length as today.

Considerable changes have occurred to the property since 1913, including the creation of nearby Van Cleef Lake in 1915. Roof dormers and wood-shingle siding were added to the house around 1938, and a two-room addition replaced an earlier porch on the back (north) side in 1973. Inside, a new stair has replaced the early chimney, and improvements have been made to adapt the house for modern living. Although thus greatly altered from its mid-19<sup>th</sup>-century appearance, the remaining structure nevertheless sits on its original foundation and retains some historic building materials and features. These include the stone foundation walls and chimney base, a post-and-beam frame, roof framing and sheathing boards, board siding applied directly to wall studs, selected window openings, some interior walls and ceilings finished with lime plaster, and early plain-board woodwork trim at one partition in the second story. Heavy floor joists in the western portion of the first story are indicative of warehouse construction, suggesting that the house may have incorporated an earlier structure.

The house is significant for its association with Jacob P. Chamberlain, one of the signers of the Woman's Rights Declaration of Sentiments in 1848. Chamberlain's involvement with the Woman's Rights Convention may have been at the request of organizer and near-neighbor Elizabeth Cady Stanton, who resided on nearby Washington Street from 1846 to 1862. The property was acquired by the Trust for Public Land in 1993, and was transferred to the United States of America for inclusion in Women's Rights National Historical Park in 1996.

The period of significance for the Chamberlain House has been defined as encompassing the years 1833 to 1862. The target date for restoration purposes is 1862, the last year of the period of significance.

#### Recommendations

Current plans are for the Chamberlain-House property to be developed as a visitor-contact area for the Stanton House. How the Chamberlain House fits within this scheme has yet to be determined. Three treatment options are presented in the "Recommendations" section of this report. These include 1) preservation, 2) rehabilitation, and 3) restoration. Additional physical investigation and recordation would be required to assess the feasibility of undertaking a restoration to the building's mid-19<sup>th</sup>-century appearance. Treatment plans should be coordinated with and reviewed by the Village of Seneca Falls and the New York State Historic Preservation Office (SHPO).

While the house sits vacant, steps should be taken to keep it secure, watertight, and well ventilated. The latter could be achieved by replacing selected window sashes with louvered panels. The house should also be added to the National Park Service's List of Classified Structures.

The small barn on the site is of 20<sup>th</sup>-century construction and is therefore considered to be non-historic. It is in poor repair, with the back side of the roof collapsing and open to the weather. While "no trespassing" signs have been posted, the building nevertheless poses a safety hazard and should be demolished.

#### **ACKNOWLEDGEMENTS**

The following people are thanked for their involvement and assistance with this Historic Structure Report on the Chamberlain House.

Women's Rights National Historical Park:

Jose Fernandez, Superintendent
Mary Kelly Black, Program Assistant
Anne Derousie, Historian
Dorothy Fenton, Park Secretary
Robert Fenton, Facilities Manager
Jude Pfister, Curator
Vivien Rose, Chief, Visitor Services and Cultural Resource Management
Charlie Taylor, Maintenance Worker

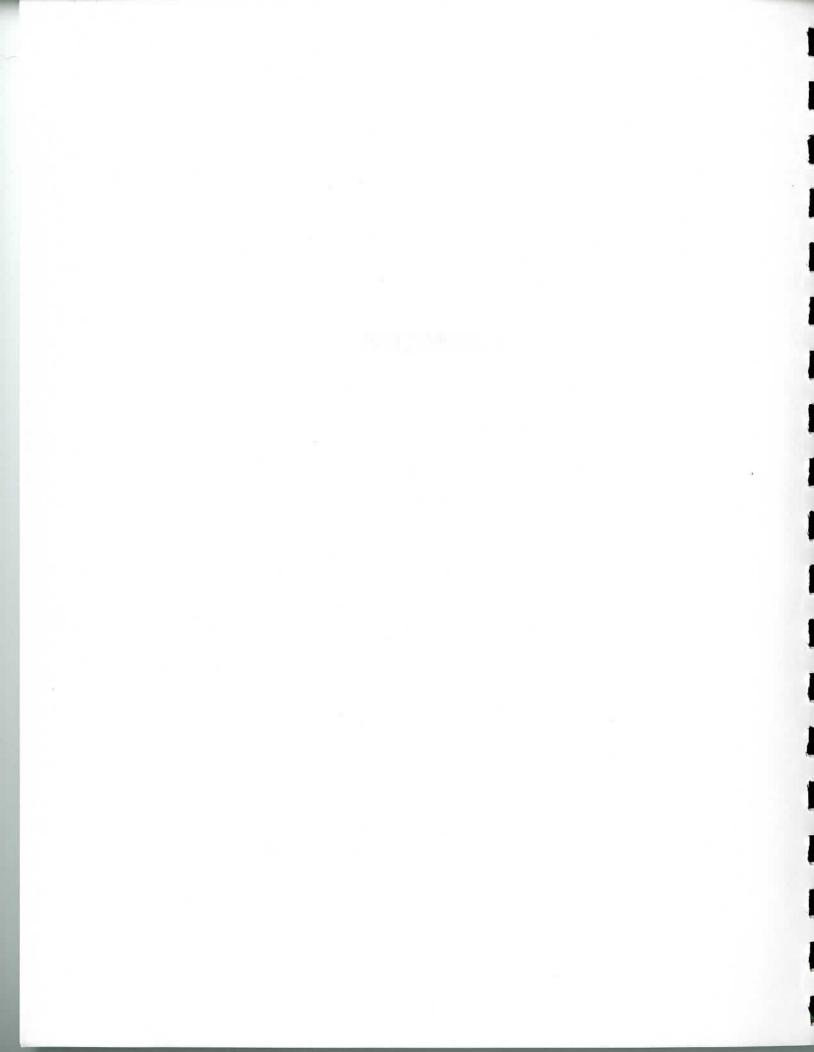
Village of Seneca Falls:

Sharon Baldwin, former resident of the Chamberlain House Mike Caraher, Director, Mynderse Library, Seneca Falls, N.Y. Lisa Compton, Director, Seneca Falls Historical Society

Northeast Cultural Resources Center:

Stephen Spaulding, Chief, Building Conservation Branch, Northeast Cultural Resources Center Stephen Clark, Historical Architect William A. Griswold, Archeologist

# INTRODUCTION



#### PROJECT SCOPE

The scope of this project was described in a "Project Agreement" dated November 6, 1998, and last revised January 4, 2001, which reads as follows:

This Project Agreement proposes the work that needs to be carried out to produce a Historic Structure Report on the Chamberlain House. This would be accomplished by two staff members of the Northeast Cultural Resources Center, including a Senior Architectural Conservator and Historical Architect. This work is briefly described below:

Additional Historical Research. Preliminary research [carried out in October 1998] in the archives of Women's Rights National Historical Park, the Seneca Falls Historical Society, and the Seneca County Registry of Deeds, has unearthed maps, historical papers, and property deeds. An early photograph dated circa 1915 [sic: 1913] has also been provided by the present tenants of the house, and an inventory of the property has been prepared for the State of New York. The following additional research is proposed. Search the local newspapers for the years 1900-15 for information on the demolition of the east end of the Chamberlain House. Do additional research on the Chamberlain-owned house on Bayard Street to determine if it was a residence or a rental property of the Chamberlain family. Look up the Chamberlain family in the federal census records for the year 1850. This information will be included in the "Historical Background" section of the Historic Structure Report.

Document the Existing House and Determine its Historic Integrity.

Documentation of the existing house will be accomplished using written descriptions, photographs, and architectural drawings. Determination of historic integrity will be based on the evidence provided by the building materials, such as framing techniques and saw marks, hardware types, and mortar, in combination with the archival information. Archeological information will be included, although a separate archeological report is also being prepared. This information will be included in the "Existing Condition" [sic: "Architectural Descriptions"] section of the Historic Structure Report.

<u>Recommendations</u>. Recommendations will be provided to guide the future treatment of the Chamberlain House.

#### METHODOLOGY

Two one-week site visits were made to Seneca Falls by Senior Architectural Conservator Barbara Yocum May 14-18, 2001, and July 9-13, 2001, to conduct historical research and record site conditions. A one-week site visit was also made July 9-13 by Historical Architect Stephen Clark to examine and measure the building for existing-conditions drawings. Limited destructive investigation of the building was carried out with the assistance of the park's maintenance staff. This involved removing small areas of modern materials, such exterior shingle siding and interior plasterboard, in order to assess the extent and integrity of the surviving historic building materials. Samples of historic building fabric were removed for analysis at the Northeast Cultural Resources Center. These included nails, mortar, and paint. Detailed results of these analyses are included in

Appendices A, B, and C, and are also discussed in the body of this report. The existing-conditions drawings may be found in Appendix D.

#### ADMINISTRATIVE DATA

The Chamberlain House property is located at 1 Seneca Street in Seneca Falls, New York. The site was acquired by the federal government in December 1996 for inclusion as part of Women's Rights National Historical Park. The Chamberlain property is significant as the former home of Jacob Payson Chamberlain, a signer of the Woman's Right Declaration of Sentiments in 1848. Chamberlain was a leading citizen of Seneca Falls, who helped to organize the Free Soil Party, served in the New York Assembly, and owned and managed several mills, including the adjacent Lower Red Mill. He was close neighbors with Elizabeth Cady Stanton, who lived a short distance up the hill on nearby Washington Street. Chamberlain purchased the mill and its associated residential lot on Seneca Street in 1844, and was noted to be in residence, along with his wife Catharine, when both were sold in 1851.

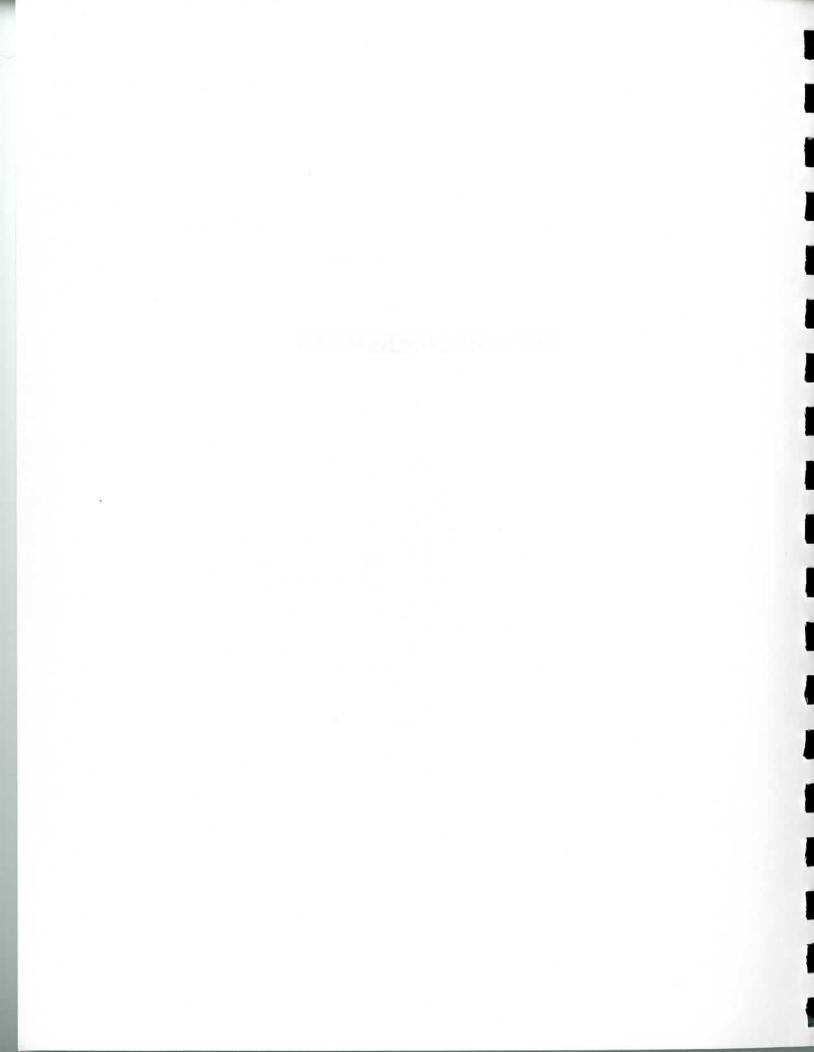
The Chamberlain House is currently not listed in the National Register of Historic Places, nor is it included in the park's "List of Classified Structures." It is, however, within the boundaries of the Seneca Falls Historic District, created in 1980. The buildings within this district were researched and inventoried as part of the New York State "Blue Form Survey" in 1989. The survey concluded that "the current house on the [Chamberlain House] property dates from about 1910." This conflicts, however, with the "heavy post and beam frame, constructed of hand worked timber" identified by E. Blaine Cliver, Chief of the National Park Service Historic Preservation Center, in 1988. Mr. Cliver surmised that the house had likely been moved to its present location sometime between 1907 and 1914, based on its relative position on the site compared with historic maps. Unknown at this time was the fact that the house had at one time extended approximately 22 feet to the east, as discovered by a National Park Service archeological excavation in 1998. A brief reevaluation of the historical and physical evidence was undertaken in October 1998 by Architectural Conservator Barbara Yocum, who concluded that a portion of the Jacob Chamberlain's house appears to survive on its original site today.

Plans to acquire and develop the Chamberlain site were first proposed in October 1988 by consultant Peter H. Smith as part of the "Draft Site Program for [the] Elizabeth Cady Stanton House." Smith recommended that NPS acquire the Chamberlain property "for a number of purposes directly related to the development of the Stanton House property." Proposed accommodations included a visitor contact station, a docking facility for concession boat rides for visitors, a maintenance support facility, and a parking area for automobiles and buses. The visitor contact station was to serve as a central entry point for visitors to the Stanton House, and would include interpretive exhibits, space for an audio-visual program on the Stanton House, toilet room(s), a sales area, and office space for the interpretive park rangers. The existing residential structure would be remodeled to accommodate these functions if it was determined to be non-historic. If the house was found to be historic, however, it would be "incorporated into the overall interpretive program for the [Stanton House] site," and a new structure would be constructed for the visitor contact station.

<sup>&</sup>lt;sup>1</sup> Acquisition of the site was not included in the original enabling legislation for the park (Public Law 96-607 Title XVI, signed Dec. 28, 1980), but was accomplished by a minor boundary change for the nearby Stanton-House property. Mary Kelly Black to Barbara Yocum June 14, 2001.

The present development of the Chamberlain House site is a joint project funded primarily by a grant from the "U.S. House and Urban Development Canal Corridor Initiative" and the National Park Service. The U.S. Army Corps of Engineers has also committed to stabilizing the canal bank in the vicinity of the Chamberlain House with riprap. A small strip of land to the northeast of the site will be donated by the State of New York, through the Village of Seneca Falls, for NPS parking.

# HISTORICAL BACKGROUND



#### **EARLY HISTORY: 1782-1833**

The Chamberlain House sits on a site known as Military Lot Number 6 of the West Cayuga Reservation. This was part of a large "Military Tract" that had been designated in 1782 by the New York State legislature as bounty land for surviving veterans of the Revolutionary War. All 250 acres of Lot No. 6 were purchased in 1798 by the Bayard Company, then comprised of Robert Troup, Nicholas Gouveneur, Stephen N. Bayard, and Elkanah Watson. This lot "embraced about one-half the water-power on [the south side] of the [Seneca] river." It was here, on the lower rapids of the river, that the successor of the Bayard Company, W. Mynderse & Company, constructed the second grist mill in the area in 1807. This was named the "Lower Red Mill" to distinguish it from the earlier "Red Mill" or "Upper Red Mill" constructed in 1795. The Lower Red Mill may have been a masonry structure, based on a later recollection that the "mason-work was done by James Piatt." The mill was operated by millwrights and millers who were likely in the employ of W. Mynderse & Company.

Financial difficulties were experienced by some of the partners of W. Mynderse & Company shortly after the construction of the Lower Red Mills, compelling the Company to place its property for sale in 1817. The property was divided into four parcels that were described in detail in a one-page circular published in June of that year. Included as part of Parcel No. 1 were the two "Red Mills," along with other buildings and improvements:

No. 1. To contain about 1160 acres in one connected parcel; on which are erected two Grist Mills, each with two Runs of Stone, with every necessary machinery for manufacturing flour of the very best quality; and ample storage for 30000 bushels of wheat; a Saw Mill, Fulling Mill, Clothiers works, Drying House, and three Carding Machines all in the best order; a large Dwelling House with proper out-houses; two very convenient dwelling houses for the millers, a Coopers shop and implements, a new store-house for mercantile purposes, and another for storage of flour and merchandise.

The flour manufactured here, is transported to New York with only fourteen miles land carriage, (from Schenectady to Albany,) to Lake Ontario, with no other portage than that at Oswego Falls, of one mile, or to Great Sodus Bay, with a portage of ten miles, and thence to Montreal. Wheat is transported to the mills from the shores of Cayuga and Seneca Lakes, by water or by land.

The premises are situated between Cayuga and Seneca Lakes, on the outlet of the Seneca, which empties into the Cayuga, within two miles from the Cayuga bridge, and eleven miles from Geneva. Turnpike and other great roads, concentrate here, at the village of Seneca Falls which stands on a part

<sup>&</sup>lt;sup>2</sup> Henry Stowell, A History of Seneca Falls, N.Y. (1799-1862), 1862, p. 6.

<sup>&</sup>lt;sup>3</sup> A fifth partner and local business agent, Col. Wilhelmus Mynderse, had joined the company in 1795; the company name was changed to "W. Mynderse & Co." in 1803. (Mrs. S.A. Wetmore, "The Bayard Family," p. 66) Construction of the Red Mills in 1807 is noted in *A History of Seneca Falls, N.Y.*, published in 1862 (p. 6).

History of Seneca County, 1876, p. 109.

<sup>&</sup>lt;sup>5</sup> Early millwrights were recalled in 1876 to have been Richard Grooves, James Suylandt, and George Yost, and millers Miles Washburn, D. Wood, Noah Morris, Moses Witham, Elijah Adams, and Philip Dorsheimer. *The History of Seneca County*, 1876, p. 109.

of these lands, and is progressing. Locks and Canals are erecting here from which great and increasing advantages may be anticipated.<sup>6</sup>

For unknown reasons the property of W. Mynderse & Co. was not sold in 1817. It was not until 1825 that the company was dissolved and its holdings dispersed, the Lower Red Mill and its surrounds going to partner Stephen N. Bayard of New York City. Bayard held the property for six years until 1831 when a debt of \$23,353.56 resulted in the sale of 73 acres of Lot No. 6, along with other parcels in Seneca County, at public auction to the executors of the Elias Boudinot estate: Susan Bradford, Samuel Bayard, and Elias Boudinot, all of New Jersey. Bayard, Bayard, and Elias Boudinot, all of New Jersey.

#### WILLIAM AND SAMUEL BAYARD: 1833-35

The Bayard family regained possession of the Lower Red Mills property in March 1833, when the 73-acre portion of Lot No. 6 and other holdings were purchased by the sons of Stephen N. Bayard from the executors of the Elias Boudinot estate for \$10,000.00. These were Samuel J. Bayard of Seneca Falls and William M. Bayard of Palmyra, New York. The executors assumed a mortgage for the full amount of the sale price at six-percent interest, one-half being payable within five years, the other half within ten years. The executors are proposed to the sale price at six-percent interest, one-half being payable within five years, the other half within ten years.

The Bayard brothers were described in 1905 as:

active and enterprising men. . . . [They] enlarged [the mill] to eight runs of stone, making it at the time the largest mill in the place and afterwards second only to the City and Stone Mills. Its capacity was two hundred and fifty barrels a day . . . . <sup>11</sup>

Samuel and William Bayard retained ownership of the mill property for approximately two years, selling to Richard Richardson in April 1835. The Bayards appear to have resided during this time in a house on the mill property, on the north side of the Turnpike road (now Seneca Street), overlooking the mill to the northwest. This is based on the deed of 1835 conveying the mill property to Richardson, the second parcel of which was described as follows:

Beginning at a maple tree standing on a bank near the west end of the dwelling house lately occupied by the parties of the first part [Samuel J. Bayard and William M. Bayard], on the west part of the parcel of land, hereby intended to be conveyed, and running thence south twenty three degrees, west thirty nine links to the Turnpike road, thence along said Turnpike road south sixty nine degrees & fifty minutes east two chains and

<sup>&</sup>lt;sup>6</sup> Circular entitled "To Men of Enterprise and Capital," June 7, 1817. (Published in *The Flats*, 1981, p. 4) Of particular interest are the "two Grist Mills" and the "two very convenient dwelling houses for the millers."

Wetmore, "The Bayard Family," pp. 65-66.

Deed Book X, p. 421. County Clerk's Office, Seneca County Office Building.
 Deed Book Z, p. 150. County Clerk's Office, Seneca County Office Building.

Mortgage Book L, p. 2. A note indicates the mortgage was discharged September 7, 1838. County Clerk's Office, Seneca County Office Building.

<sup>11</sup> Harrison Chamberlain, "Early Flouring Mills," 1905, p. 34.

<sup>12</sup> Deed Book C, p. 339. County Clerk's Office, Seneca County Office Building.

seven links to a lane leading to a barn, thence along said lane north thirty two degrees and thirty minutes east one chain and fourteen links, thence along the west side of a shed attached to said barn north twelve degrees and twenty minutes east one chain & forty links, thence north twenty five degrees and twenty minutes west one chain one chain and five links to within three feet of the south bank of said side-cut, thence westerly to the place of beginning. ]. <sup>13</sup>

This is the earliest-known reference to the house that later became known as the Chamberlain House. The historical record indicates that Samuel and William moved thereafter to separate domiciles in Seneca Falls. Samuel Bayard is said to have purchased the "newly built" home of Colonel Wilhelmus Mynderse on Cayuga Street soon after the Colonel's death in 1836. William M. Bayard had relocated by December 1838 to a house up the hill on Washington Street, which was later owned and occupied by Elizabeth Cady Stanton and her family from 1846 to 1862. 15

#### **RICHARD RICHARDSON: 1835-36**

The Lower Red Mill became known as "Richardson's Mills" upon its purchase by Richard Richardson of Bushnell's Basin, Monroe County, from Samuel and William Bayard on April 1, 1835. Conveyed at this time were two parcels within Military Lot No. 6 of the West Cayuga Reservation, including the flour mill and the dwelling house formerly occupied by the Bayards. The sale price was \$9,000.00, a mortgage for which was assumed by Samuel and William Bayard. 17

A map of the "Village of Seneca Falls" made the following year shows a structure for the first time in the same approximate location as the Chamberlain House, on the north side of Seneca Street where it intersects with Washington Street. The mill is thereon labeled "n," identified as "Richardson's Mills," with adjacent "saw mills" labeled "l." A structure shown in the location of the existing Chamberlain House is unlabeled (fig. 1).

Richardson appears to have relocated to Seneca Falls, living in the Bayard's former dwelling house associated with the mill. He did not retain his mill property for long, however, selling it less than one year later to George W. Towar and Isaac W. Elmore. 18

<sup>14</sup> "The Swaby Family," *Papers read before the Seneca Falls Historical Society* for the year 1906, pp. 69-71. The article states "In 1834 the present front of the house was built by Col. Mynderse for a residence but he died before moving into it. Then it was sold to Mr. Samuel Bayard, who made some additions to the rear, planted pine trees, & c. He did not pay for the place, there being a mortgage of \$15,000 held by Mrs. Goodwin, mother of Mr. Edward Mynderse." The Cayuga-Street farm later became the home of Frederick J. Swaby in the mid-1840s.

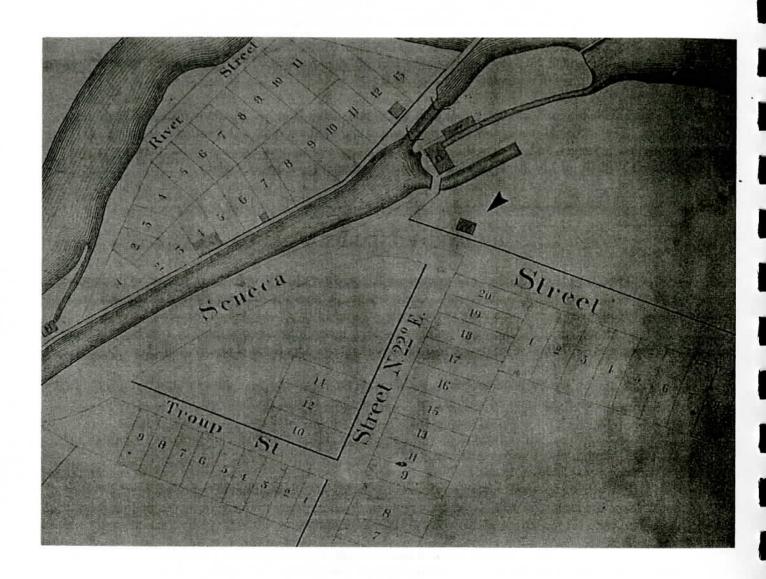
<sup>15</sup> Barbara A. (Pearson) Yocum, The Stanton House Historic Structure Report, National Park Service, 1998, pp. 13-15

Deed Book C2, p. 339. County Clerk's Office, Seneca County Office Building.

<sup>17</sup> Mortgage Book M, p. 491. The final payment, plus interest, was due April 1, 1842. County Clerk's Office, Seneca County Office Building.

<sup>18</sup> The deed conveying the property from Richardson to Towar and Elmore, dated March 1, 1836, describes the dwelling house as "now occupied by the party of the first part and lately by Samuel J. Bayard and William M. Bayard." Deed Book D2, p. 584. County Clerk's Office, Seneca County Office Building.

<sup>13</sup> Ibid.



Pigure 1. Detail from the "Map of the Village of Seneca Falls for V.B. Ryerson, by John Burton, Surveyor," about 1836. Key to the map identifies "n" as "Richardson's Mills," and "l" as the "Saw Mills." The unlabeled structure on the north side of Seneca Street (arrow added) is believed to be the miller's dwelling house, then occupied by Richard Richardson, and later by Jacob P. Chamberlain.

#### **GEORGE TOWAR AND ISAAC ELMORE: 1836-41**

Three parcels of Lot No. 6 in the West Cayuga Reservation were conveyed to George W. Towar of Lyons, New York, and Isaac W. Elmore of Waterloo, New York, from Richard Richardson on March 1, 1836. The sale price was \$15,000.00, a mortgage for which was assumed by Richardson The terms of payment were \$6,000.00 due immediately, \$3,000.00 plus interest due within one year, and an outstanding mortgage of \$6,000.00 plus interest owed to Samuel and William Bayard, due in 1842. The terms of the mortgage also required that the buildings on the property be insured for a sum total of \$4,000.00. These included the flour mill, the dwelling house most recently occupied by Richardson, and a dwelling house on a separate four-acre lot on the south side of Bayard Street.

Two additional mortgages on the property were executed in 1837 with James and William L. Boyd of New York City. The first, dated March 2, 1837, was for \$15,000.00 at 7% interest, to be paid back at the end of the year according to the terms of the collateral bond. The second, dated July 17, 1837, was for \$20,000.00, to be paid back with interest within one year's time. The former mortgage is of particular interest, describing the dwelling house on the Turnpike road (Seneca Street) as being "now occupied by Isaac W. Elmore, one of the parties of the first part." George W. Towar remained in Lyons, New York, according to this document, suggesting that he was an absent partner. The latter mortgage was less specific, more generally describing the occupants of the house as "the said parties of the first part." Also signing with their husbands in July 1837 were wives Hannah Towar and Mahitabel O. Elmore.

Later histories of the Lower Red Mill provide both cursory and inaccurate information about the ownership of George Towar and Isaac Elmore. The 1876 *History of Seneca County* generally notes that the mill property was "owned by the Messrs. [sic] Towar for a time . . . . "<sup>22</sup> Harrison Chamberlain later recalled in 1906 that "in 1840-41 [sic] the Bayards sold the lower Red Mill to Towar Brothers [sic], who came here from Lyons, N.Y. [sic], and ran the mill for a short time."<sup>23</sup>

Financial difficulties were experienced in the late 1830s by Towar and Elmore, who defaulted on their debt of \$20,000.00 owed on July 17, 1838. An outstanding debt of \$24,526.35 was duly recorded on September 15, 1840, along with official notification of a "mortgage sale." Notice of the impending public auction was published for 25 consecutive weeks in the *Seneca County Courier*, and notices were affixed to the door of the Seneca County Courthouse for a similar amount of time. The auction took place at 10:00 AM on March 2, 1841, at the Clinton House in Seneca Falls. High bidders were James and William L. Boyd, the holders of the mortgage, who acquired the property for \$3,500.00.<sup>24</sup>

Mortgage Book O, p. 80. County Clerk's Office, Seneca County Office Building.
 Mortgage Book P, p. 191. County Clerk's Office, Seneca County Office Building.

<sup>&</sup>lt;sup>21</sup> Mortgage Book P, p. 547. County Clerk's Office, Seneca County Office Building.

<sup>&</sup>lt;sup>22</sup> History of Seneca County, 1876, p. 109.

<sup>&</sup>lt;sup>23</sup> Harrison Chamberlain, "Early Flouring Mills," [Part II], Papers read before the Seneca Falls Historical Society for the year 1906, p. 12.

<sup>&</sup>lt;sup>24</sup> Mortgage Book T, pp. 63-69. County Clerk's Office, Seneca County Office Building.

# THE BOYDS, SENECA COUNTY BANK, AND RICHARD FIELD: 1841-44

James and William L. Boyd were merchants and creditors from New York City. They acquired the lower mill property at public auction in Seneca Falls on March 2, 1841, for a high bid of \$3,500.00. The property was conveyed in three parcels, including the flour mill, the associated dwelling-house lot on the Turnpike road (Seneca Street), and a nearby house lot on the south side of Bayard Street.<sup>25</sup>

The Boyds held the property for one year only, until March of the following year. What use was made of the mill and its dwelling house during this time is not known. The deed conveying the property to the President, Directors, and Company of the Seneca County Bank simply transcribes the mortgage description of 1837, when the dwelling house was occupied by the "parties of the first part." Whether or not previous owners George Towar and Isaac Elmore continued to operate the mill and reside in the dwelling house is not known.

The property was next acquired by the President, Directors, and Company of the Seneca County Bank from James and William L. Boyd on March 12, 1842. The recorded sale price was one dollar, although the bank also assumed responsibility for the payment of an outstanding mortgage of \$6,000.00, plus interest, that was due April 1, 1842. This is the same mortgage that had been executed in 1835 by Richard Richardson with Samuel and William Bayard, which was now held by the executors of the Elias Boudinot estate.

The Seneca County Bank retained title to the property for 14 months, selling two parcels to Richard S. Field of Princeton, New Jersey on May 30, 1843. This included the flour mill and its dwelling house on the Turnpike road. The house was described in the deed of 1843 as having been "formerly occupied by Samuel J. Bayard and William M. Bayard," with no mention of later occupants Richard Richardson (1835-36) and Isaac Elmore (1836-41). The recorded sales price was one dollar. No other details of the financial arrangements for this transaction have been found.

Richard Field may have subsequently entered into a private contract to sell the flour mill property to a brother-in-law of Jacob P. Chamberlain, based on later accounts described in the following section. The brothers-in-law of Chamberlain included his sister's husbands (John Bloomer, John Traver, and Peleg Sanford), the husband of his wife's sister (George Crobaugh), and his wife's brothers (David, John F., George, and Samuel Kuney). Of these, a likely candidate is George Crobaugh who was involved at one time with the milling business, according to historian Anne Derousie at Women's Rights National Historical Park. Although not a brother-in-law, another relative of Chamberlain's who owned a flour mill about this time was his cousin by marriage, Nathaniel P. Lee. The transaction with Richard Field is said to have failed due to financial difficulties, which resulted in Field conveying the property to Jacob P. Chamberlain in 1844.

<sup>26</sup> Anne Derousie, "Jacob P. Chamberlain" (1802-1878), January 14, 2000, pp. 4-6.

<sup>&</sup>lt;sup>25</sup> Mortgage Book T, p. 69. County Clerk's Office, Seneca County Office Building.

#### JACOB P. CHAMBERLAIN: 1844-51

Jacob Payson Chamberlain acquired the Lower Red Mill property and its dwelling house from Richard S. and Mary Field, of Princeton, New Jersey, on March 8, 1844. The property was conveyed in two parcels: one with the "flour mill," the other with the nearby "dwelling house formerly occupied by Samuel J. Bayard and William M. Bayard" on the north side of the Turnpike road (now Seneca Street).<sup>27</sup> Chamberlain and his family resided at the mill site, in the dwelling that later became known as the "Chamberlain House," for approximately seven years.

Jacob P. Chamberlain was 42 years of age in 1844. He and his wife of 21 years, Catharine Kuney, had five children who were then living at home. These were Franklin (17), Angeline (14), Lucretia (11), Harrison (7), and John Wesley (5). Two more children were born in the ensuing years: Lucinda in 1845 and Charles in 1847. A young grandson, James Dalrymple, had joined the family by 1850, along with a 34-year-old woman named Lucy Conn. 28 Son Harrison grew up to be the family historian and antiquarian who in later years wrote extensively about his father and Seneca Falls history.<sup>29</sup> The circumstances of the family's move from the their farm in the Kingdom to the mill in Seneca Falls were recalled in 1906 in a paper that was likely written by Harrison:

> He [Jacob P. Chamberlain] had become surety for his brother-in-law on a purchase contract for the lower Red Mills, and in default thereof notice of action had been served on him. It was a crisis. He would have gladly paid something to settle the matter, but his advisors, Judge Sackett and John Maynard held out no hope of a compromise. The alternative was either to lose all he had or assume the purchase contract of the mills. The last he determined to do, if in addition to the means of his own he could secure sufficient financial aid from Mr. Partridge and the Seneca County Bank to meet the obligations and run the mills. This aid was gladly given him<sup>30</sup> and in the spring of 1843 [sic: 1844?] he moved to the house on Seneca Street and commenced the manufacture of flour.31

Details of life at the mill were provided in a paper written by Harrison in 1906 entitled "Early Flouring Mills":

<sup>&</sup>lt;sup>27</sup> Deed Book S2, p. 543. Note that the description of the dwelling-house lot is essentially unchanged from the wording in the 1835 deed conveying the mill property from the Bayards to Richard Richardson (see pp. 10-11 of this report). County Clerk's Office, Seneca County Office Building.

<sup>&</sup>lt;sup>28</sup> Names and ages were derived from the Federal Census for 1850 (M-432, microfilm roll 597, p. 276). The family was also described as "large, of nine children" in an article on Jacob P. Chamberlain written in 1906, presumably by Harrison Chamberlain. In addition to those named in the text above were Mary, who had died by 1850, and Chester, about whom no additional information is known.

<sup>&</sup>lt;sup>29</sup> Harrison Chamberlain also had a keen interest in the early industries of Seneca Falls and was one of the organizers of the Seneca Falls Historical Society. Obituary, Seneca Falls Reveille, Friday Dec. 2, 1920. 30 Note that no mortgage documents issued to Jacob P. Chamberlain for this property were found in the

County Clerk's Office.

31 "Jacob P. Chamberlain," published in the Papers read before the Seneca Falls Historical Society for the vear 1906, p. 56, Although the author is not identified, there is little doubt that this was Harrison Chamberlain based on the familial observation that "in the home he [JPC] was kind, thoughtful and affectionate. To invest it with whatever would contribute to the comfort and happiness of each member was his aim." (p. 58).

In 1843 [sic?] Jacob P. Chamberlain bought the mill, moving down from his farm in the Kingdom and occupying the long two-story frame house on the brow of Seneca street, which belonged to the mill property. To the family this was a marked change from the farm to this whirl of life. With no experience in milling, with little knowledge of the details of business Mr. Chamberlain assumed the risk with diffidence, soon however acquiring confidence and finding pleasure in his new duties. His large acquaintance with farmers was of great help to him, as it brought them to the mill with their grain. To them he was one of their class, a farmer, a counselor, ready to aid them in drawing deeds, mortgages and wills. The effect was to give the mill a strong hold on the farming community, bringing in wheat freely as against the disadvantage of a little longer haul, and the practice then quite prevalent of employing buyers on a commission to watch incoming loads of grain and purchase for the mills. There was no occasion for this. As I recall it, it was not unusual to see several scores of wagons lining the street, waiting to unload and often the day rolled into the evening hours before the last team could be attended to. The mill rarely lacked for a supply to keep the machinery running night and day, turning out 200 to 250 barrels of flour a day. The bulk of flour and feeds were sold in Albany, to which point they were delivered by boat. Albany was then the distributing centre for New England and the city of New York, the orders therefrom being filled and forwarded on barges down the Hudson River. For seven years the mill was operated by Mr. Chamberlain.32

A sketch of the "Lower Red Mills" and adjacent structures illustrated the above-excerpted paper (fig. 3). This sketch, along with several others depicting early Seneca Falls flour mills, was signed by W.H. Stevens and dated 1907. The view of the Lower Red Mills is of particular interest because the mill building had been completely destroyed by fire in 1862 and no other illustrations are known to survive. Assistance with the sketch was undoubtedly provided by Harrison, who may have contributed family photographs in addition to his personal memories of the mill complex. This eastlooking view shows the mill building as a full three-story, gable-roofed structure with wide center entrance, large windows, indeterminate siding type, and two end chimneys. The mill is shown as improbably straddling a wide race, raising some question as to the authenticity of this sketch. Four other structures are also shown, including a small gable-roofed building to the left (north) of the mill, identified on the map of 1836 as a saw mill. Sited to the south of, and up a steep bank from the mill is a long, two-story building that fits the written descriptions of the dwelling house associated with the mill site. This house, at the intersection of Seneca and Washington Streets, has a gable roof, two chimneys, and what may be a small attached wing or a detached structure on the west side. A smaller gable-roofed building to the east of the house is likely a barn or some other outbuilding. One additional building of unknown use is located on the south bank of the race between the mill and the house. This small two-story structure, with gable roof and single center chimney, may have served as a storage facility for the mill.

Several years after the Chamberlain family had established themselves at the mill dwelling on Seneca Street, they were joined by a new neighbor up the hill on Washington Street. This was the Stanton family of Boston, including Elizabeth Cady Stanton, her husband Henry, and their three young sons Daniel, Henry, and Gerrit. The house that they purchased in June 1847 had previously

<sup>&</sup>lt;sup>32</sup> Harrison Chamberlain, "Early Flouring Mills" (Part II), Papers read before the Seneca Falls Historical Society for the year 1906, p. 12.

been owned and occupied by William and Romenia Bayard, but had sat vacant for some years.<sup>33</sup> It was perhaps at the request of his close neighbor Mrs. Stanton that Jacob P. Chamberlain attended the Woman's Rights Convention held July 19 and 20, 1848, adding his name to the Declaration of Sentiments as "one of the gentlemen present in favor of the movement."<sup>34</sup> While his attendance at the convention was never mentioned in later writings, he was posthumously remembered as "public spirited, ready to aid any movement that would increase the growth of the place."<sup>35</sup>

Confirmation that the Jacob P. Chamberlain family was residing on Seneca Street in 1850 is provided by the federal census for that year. Households were enumerated in the order in which they were visited by the census taker, Isaac Fuller. Fuller visited the neighborhood of the Chamberlains on October 10, moving from west to east along Seneca Street. Heads of families included John Donelly (laborer), Michael McGraw (teamster), Francis Lynch (lawyer), William Kline (lawyer), James Dean (laborer,), Daniel H. Hilliard (shoemaker), Jacob P. Chamberlain (miller), and Willoughby Hagar (miller). Although street addresses were not included in the census data, there is little doubt that the location was Seneca Street, based on the 1852 map of Seneca Falls that recorded J. Donnelly, M. McGrath [sic?], W. Kline, and D.H. Hilliard as then residing on the north side of that street (fig. 6). The Stanton family on nearby Washington Street was visited by the census taker on October 28, 1850.<sup>37</sup>

The 1850 census provided the following information about family #2184, headed by Jacob P. Chamberlain, residing in dwelling house #2061:<sup>38</sup>

<u>Name</u>		Age	Sex	Occupation	Birthplace
Jacob P. Cha	mberlain	48	M	Miller	Mass.
Catharine	"	44	F		Penn.
Franklin	30.	23	M	Miller	NY
Angeline	**	20	F		NY
Lucretia		17	F		NY
Harrison		13	M		NY
John		11	M		NY

<sup>&</sup>lt;sup>33</sup> Barbara (Pearson) Yocum, *The Stanton House Historic Structure Report*, 1998, pp. 16-17. While the date of the Stanton's deed is June 22, 1847, other sources suggest that the Stantons may have moved to Seneca Falls in 1846.

Seneca Falls in 1846.

34 Report of the Woman's Rights Convention Held at Seneca Falls, N.Y., July 29th and 20th, 1848, p. 11. The published version of this document transcribed Chamberlain's signature as "Jacob Chamberlain" without the middle initial; the original document has unfortunately been lost. This has fueled speculation that the "Declaration" may in fact have been signed by one of Jacob P. Chamberlain's Seneca Falls cousins, both of whom were farmers. These were Jacob Chamberlain, who was 72 years of age in 1848, and Jacob M. Chamberlain, who was 38. Neither appears to have been as involved in civic affairs and politics as their cousin Jacob P., however, making it unlikely that it was they who penned their names. Jacob P. Chamberlain was elected as a member of the New York State Assembly in 1859. He served as a representative in the 37th Congress beginning in 1861. In 1870-71 he co-founded the Seneca Falls Savings Bank and served as its president. He was also an active member of the Methodist Episcopal Church.

<sup>35 &</sup>quot;Jacob P. Chamberlain," 1906, p. 57.

<sup>&</sup>lt;sup>36</sup> Federal Census for 1850, M-432, microfilm roll #597, p. 276.

<sup>&</sup>lt;sup>37</sup> *Ibid*, p. 308. <sup>38</sup> See footnote 21.

Lucinda	5	F	NY
James Dalrymple <sup>39</sup>	5	M	NY
Charles Chamberlain	3	M	NY
Lucy Conn	34	F	NY

The Chamberlain family was still in residence in their dwelling house on Seneca Street in March 1851, as noted in the deed transferring the mill property in two parcels to Edward Mynderse, John Shoemaker, and George Daniels. The first parcel included the flour mill, the second parcel the "dwelling house now occupied by the parties of the first part [Jacob P. Chamberlain and his wife Catharine] in the west part of the parcel of land intended to be conveyed."

It is unlikely that the family continued to reside in the Seneca-Street house following the sale of the mill property in 1851. Jacob P. Chamberlain's main business interest thereafter was the Upper Red Mill (also known as the Old Red Mill or Dey's Mill) at 23 Fall Street, which he and Gary V. Sackett had purchased the previous year from the widow of Charles Dey. The Chamberlain family likely moved to a house adjacent to the mill on the south side of Fall Street, as suggested by a map dated 1856 that labels the two west-adjacent house lots "J.P. Chamberlain." These dwellings may have conveyed with the mill property in 1850, although they were not individually described in the deed. The Chamberlains appear to have resided in this neighborhood for many years, based on the directory of 1862-63 that records the house of Jacob P. Chamberlain as located at "33 Fall," and the directory of 1874-75 that notes the location as "Fall bel[ow] Ovid." The house on Fall Street was a brick structure in the Greek Revival style (figs. 4 & 5), similar in appearance to the circa-1835 M'Clintock House in Waterloo, New York. While old-fashioned by 1876, the house was nevertheless described as "a spacious, comfortable and beautiful home." It was here, in the family residence, that Jacob P. Chamberlain and his wife Catharine died within weeks of one another in the fall of 1878. The house was demolished for the creation of Van Cleef Lake in 1915.

<sup>&</sup>lt;sup>39</sup> James was the son of the Chamberlain's deceased daughter Mary. (Anne Derousie, "Jacob P. Chamberlain (1802-1878)," p. 27.)

<sup>&</sup>lt;sup>40</sup> Deed Book X2, p. 502. County Clerk's Office, Seneca County Office Building.

<sup>&</sup>lt;sup>41</sup> Deed Book X2, p. 302 (July 17, 1850). County Clerk's Office, Seneca County Office Building.

<sup>&</sup>lt;sup>42</sup> A previous study has described the purchase of 33 Fall Street by Jacob P. Chamberlain as transpiring May 25, 1859 (Deed Book 61, p. 73). This conveyance, however, was for the west half of village lot 6 (as recorded on the Geddes Map of 1815), located on the north side of Fall Street at the corner of State Street. No individual deed for 33 Fall Street has been identified among the numerous real estate transactions undertaken by Jacob P. Chamberlain over the years.

<sup>&</sup>lt;sup>43</sup> Previous studies have assumed that Jacob P. Chamberlain constructed the mansion that exists today at 30 Cayuga Street on land that he acquired Mar. 30, 1864 (Deed Book 69, p. 210). The property, however, was sold to son Harrison on December 10, 1874 (Deed Book 85, p. 268), and it was presumably he who constructed the stately mansion and carriage house by 1876. The 1876 *History of Seneca County* includes an engraving of the stylish new house labeled "Res. of H. Chamberlain," next to an engraving of the older Greek-Revival "Res. of Jacob P. Chamberlain" (plate XLVI).

<sup>&</sup>lt;sup>44</sup> Obituary of Catharine Chamberlain in the *Seneca Falls Reveille*, September 20, 1878. Obituary of Jacob P. Chamberlain in the *Seneca Falls Reveille*, October 11, 1878.

<sup>&</sup>lt;sup>45</sup> The house site, now under water, had been located to the east of the existing Trinity Episcopal Church constructed in 1885-86. Street numbers were changed following creation of the lake in 1915, with 31-33 Fall Street assigned to the Mynderse Library located west of the church.



Figure 2. Portrait and signature of Jacob P. Chamberlain, circa 1860s. Published in the *History of Seneca County*, 1876.

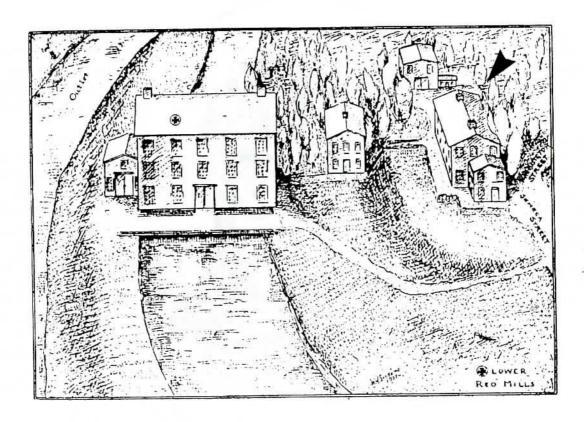


Figure 3. Artist's depiction of the Lower Red Mills, including the miller's dwelling house (arrow added), 1907.

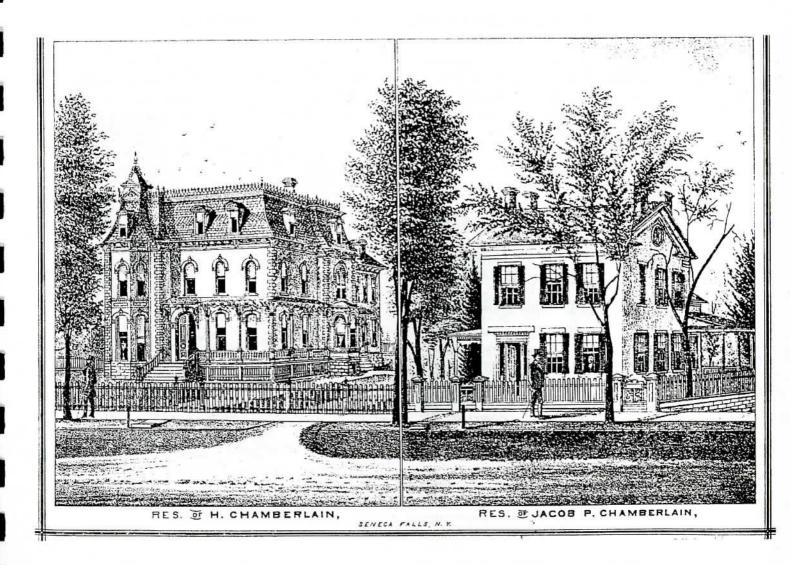


Figure 4. Seneca Falls residences of Jacob P. Chamberlain (right) and Harrison Chamberlain (left), published in the *History of Seneca County*, 1876.

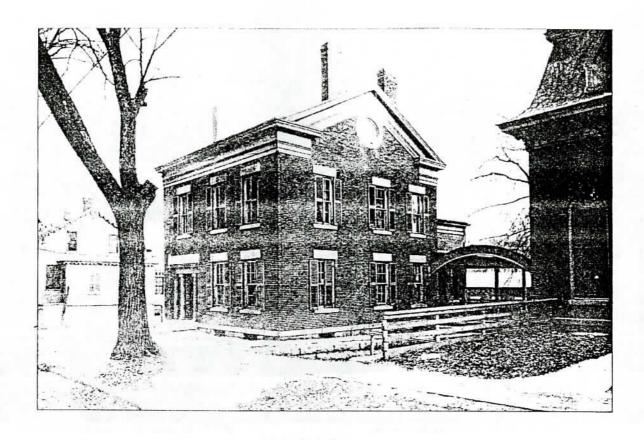


Figure 5. Former residence of Jacob P. Chamberlain at 33 Fall Street in 1912, prior to its demolition for the creation of Van Cleef Lake.

# MYNDERSE, SHOEMAKER AND DANIELS: 1851-64

The Lower Red Mill was converted from a flour mill to a distillery following transfer of the property from Jacob P. Chamberlain to Edward Mynderse, John Shoemaker, and George Daniels on March 11, 1851, for the purchase price of \$10,500.00. The transaction was later recalled in a paper by Harrison Chamberlain read before the Seneca Falls Historical Society in 1906:

The mill may have continued in use for a short time as a flour mill, based on the 1852 map of Seneca Falls that labels the buildings "Flour & Saw Mill," and notes the owners of the dwelling on Seneca Street at the foot of Washington Street to be "Shoemaker & Mynderse" (fig. 6). The conversion from grist mill to distillery had occurred by mid year, however, based on a description of the new establishment's malodorous emissions published in the June 1852 issue of *The Lily*. The author, thought to be Elizabeth Cady Stanton, facetiously thanked "two of our distinguished gentlemen citizens [who] have presented me with a magnificent bouquet, worth at least \$10,000!" As She described this "costly gift" as

[having] the capacity of infusing itself into miles of atmosphere, and completely triumphing over all less odors that may fall in its way—musk even, or *skunk*, that king of odors, are alike its victims; and though thus universal in its expansiveness, yet will it domesticate itself in any nook or corner of the house, in the garret, cellar, or the most humble closet.<sup>49</sup>

The distillery complex was labeled four years later on the Seneca Falls map of 1856 as the "Daniels Mynderse & Van Cleef Mill & Distillery." Also denoted as the property of Daniels, Mynderse and Van Cleef was the nearby residential parcel on Seneca Street, on which three unidentified structures were depicted. One of these was presumably the old Chamberlain House (fig. 7).

49 Ibid.

<sup>46</sup> Deed Book X2, p. 502. .

<sup>&</sup>lt;sup>47</sup> Harrison Chamberlain, "Early Flouring Mills" [Part II], 1906, pp. 12-13.

<sup>&</sup>lt;sup>48</sup> The Lily, June 1852, pp. 52-53; photocopy obtained from Anne Derousie, Historian, Women's Rights National Historical Park. The author was identified as Elizabeth Cady Stanton in Mary S. Bull's article on "Woman's Rights and Other 'Reforms' in Seneca Falls: A Contemporary View," published in New York History, 1965, p. 54.

The distillery had been in operation for about ten years when it was completely destroyed in the spring of 1862 by an early morning fire. The conflagration was reported in the local newspaper on Saturday, May 24, 1862:

Quite a destructive fire occurred in the village on Monday morning last which entirely consumed the large Distillery of Messrs. Daniels & Van Cleef. The fire broke out about one o'clock in the morning and before the alarm was given almost the entire building was enveloped in flames. Our gallant firemen quickly responded to the call, and before the fire could communicate to other buildings in proximity with the Distillery, they were on hand with their steamer and hand machine and by their untiring exertions kept the flames in check, and saved a large amount of valuable property. Something over a thousand barrels of high wines were saved in an adjoining building by the Steam Fire Engine, which worked with great power and effect for nearly five hours.

The residence of Mr. Van Cleef was on fire at one time, but flames were extinguished by Engine No. 3, with comparatively little damage. It was deemed best to remove the effects from the house, and while doing this, some ungracious scamp stole silverware to the amount of \$75. The property has not yet been recovered.

The "worm of the still" valued at \$1,500 was saved mainly by the steamer, though we would not fail in giving credit to the No. 3 boys, for the assistance which they rendered by playing upon this part of the building. Nothing else, we believe, aside from the "worm" in the Distillery escaped destruction. Some eight or ten thousand bushels of grain was consumed by the fire. The total loss is estimated at \$30,000. No insurance.

How or in what manner the fire originated is still a mystery, though it is thought to be the result of carelessness on the part of the watchman.<sup>51</sup>

"Mr. Van Cleef" who was occupying a nearby dwelling house at the time of the fire was Alexander M. Van Cleef, partner of George Daniels in the distillery business. The house was likely the one associated with the property on Seneca Street, which had been formerly occupied by the Chamberlain family. Van Cleef and his family appear to have been in residence by the summer of 1860, based on the federal census for that year that lists the Alexander Van Cleef family as the next household visited by the census taker after the Henry B. Stanton family. Alexander Van Cleef was recorded by the census as a 35-year-old male, born in New York, who worked as a "distiller," with real estate valued at \$15,000 and a personal estate valued at \$10,000. He lived with his wife Jane E., also 35, and two young sons Charles (9) and Mynderse (6). The residence of Alexander Van Cleef was recorded in the Seneca Falls and Waterloo directory of 1862-63 as being a house located at "1 Seneca" street. The Van Cleefs were still in residence in 1864, as suggested by the deed of that date conveying the "flour mill standing or lately standing" and the "dwelling house occupied by the

<sup>&</sup>lt;sup>50</sup> The Stantons had left Seneca Falls the month before, selling their Washington Street home in April 1862.

<sup>51</sup> Seneca Falls Reveille, May 24, 1862. Microfilm copy, Seneca Falls Historical Society.

<sup>&</sup>lt;sup>52</sup> Federal Census for 1860, M-653, microfilm roll #861, p. 117. The Stantons and the Van Cleefs were visited by the census taker on July 19, 1860. The Stantons were recorded as family #859 residing in dwelling #850, and the Van Cleefs as family #860 residing in dwelling #851.

parties of the first part." Since the "parties of the first part" were noted as Alexander and Jane Van Cleef of Seneca Falls, and John and Charlotte Hoster of Fayette, the occupants of the house must have been the Van Cleefs.<sup>53</sup>

<sup>53</sup> Deed Book 70, p. 10 (May 18, 1864). County Clerk's Office, Seneca County Office Building.

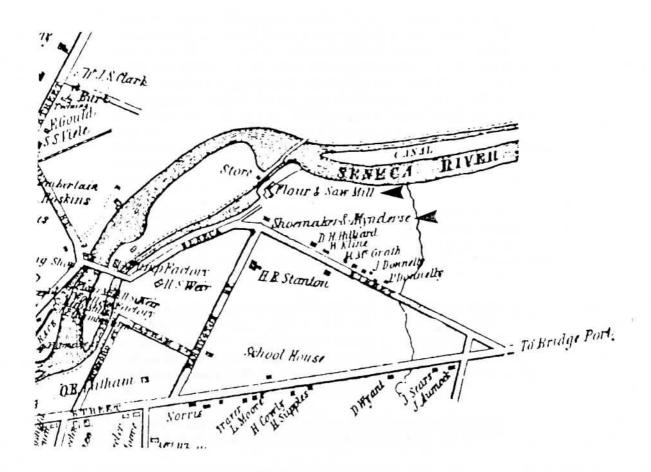


Figure 6. Detail from the 1852 map of Seneca Falls, showing the "Flour & Saw Mill" of "Shoemaker & Mynderse" (arrows added).

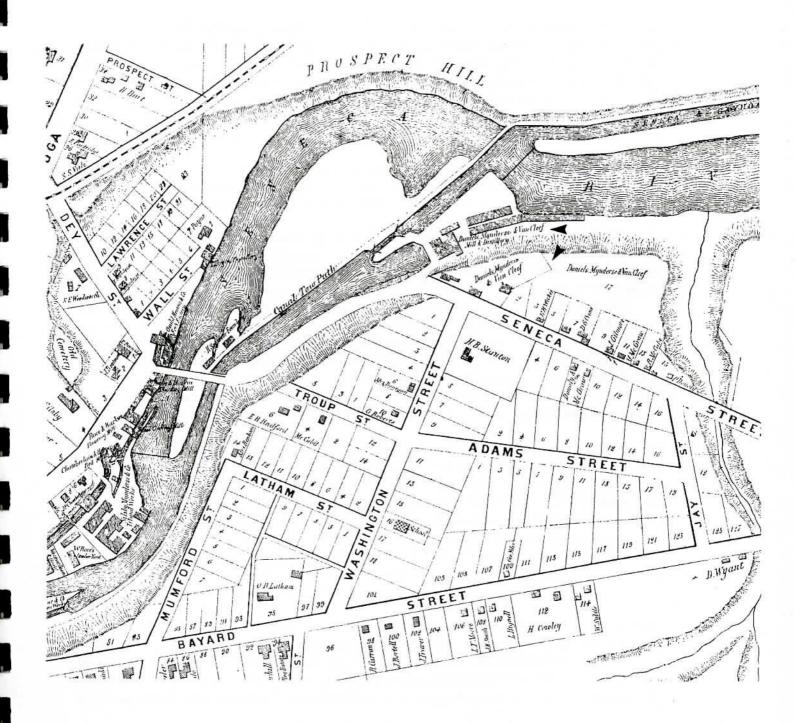
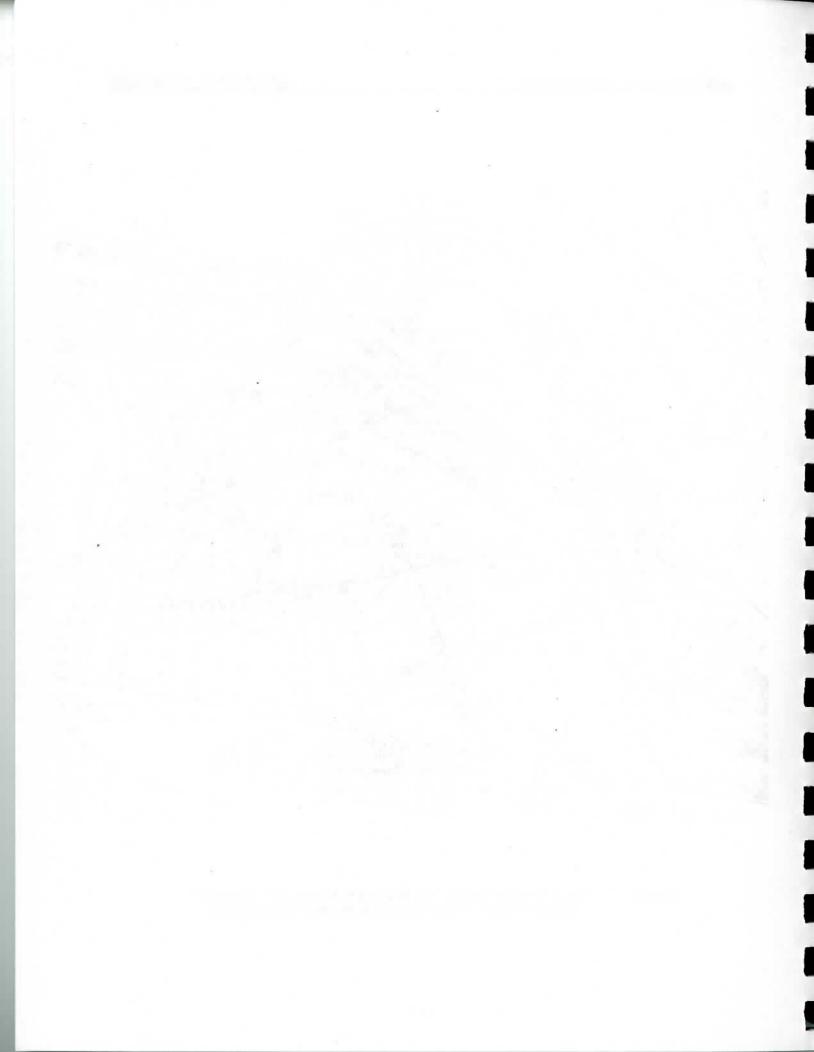


Figure 7. Detail from the Cadastral Wall Map by J.H. French, 1856, showing the "Daniels, Mynderse & Van Cleef Mill & Distillery" (arrows added).



## **JOHN P. COWING: 1864-78**

The former distillery property was purchased in three parcels from Alexander and Jane Van Cleef and John and Charlotte Hoster by John P. Cowing of Seneca Falls for \$15,000.00 on May 18, 1864.<sup>54</sup> The first parcel was described as having "a flour mill standing or lately standing on the premises hereby intended to be conveyed," the second parcel "a dwelling house occupied by the parties of the first part" on the north side of the Turnpike road, and the third parcel with no identified buildings. All three parcels were part of lot number six in the West Cayuga Reservation. The transaction was reported in the *Seneca Falls Reveille* as follows:

Sale of Real Estate: We understand that John P. Cowing, Esq., has purchased the distillery property near the lower bridge, formerly owned by Daniels & Van Cleef, for which he paid \$15,000.55

John P. Cowing was the senior partner of Cowing & Company of Seneca Falls, described in 1862 as manufacturers of "Fire Engines, various kinds and sizes of pumps, garden engines, railroad pumps, hydraulic rams, thimble skein and pipe boxes, and a great variety of other iron and brass goods." The company was characterized as "a very large and profitable business," with annual sales of goods reported in 1861-62 to be between \$200,000.00 to \$250,000.00, and capital investments in real estate, machinery & c. estimated at \$150,000.00. The company had been cofounded in 1840 by John P. Cowing and Henry Seymour, and had survived no fewer than five catastrophic fires in various locations between 1849 and 1853, and damage from a hurricane/tornado in 1853. Cowing was also an active participant in the town, serving as president of the Village of Seneca Falls in 1857, and president of the Seneca Falls-Waterloo Gas Light Company in 1867-68. He was a former business partner of Henry Seymour, a signer of the 1848 Declaration of Sentiments.

Little is known about John Cowing's use of the former distillery property during his fourteen years of ownership from 1864 to 1878. Buildings on the property were recorded on the 1871 map of Seneca Falls, including the former Chamberlain House on the north side of Seneca Street, labeled "J.P. Cowing."(fig. 8). The house only was depicted two years later in a "Birds' Eye View" map of Seneca Falls dated 1873 (fig. 9). This perspective sketch shows the east and north elevations of what appears to be a substantial structure consisting of a main two-story section with what appear to be one-story wings on the east, west, and south sides. The roof of the main house is a gable type oriented ridge-parallel to Seneca Street. Six tall trees, described in later writings as poplars, screened the front of the house from the road.

A stereographic view believed to have been taken sometime in the 1870s is the earliest-known photograph of the former Chamberlain House (fig. 10). This view was taken from the roof of the circa-1873 Partridge House at 54 Cayuga Street, and shows the Chamberlain House as a distant object on the far side of the Seneca River. Magnification of this image shows the west gable end of the house, which appears to be 1 ½ stories tall, with an appendage on the back (north) side. Two

<sup>34</sup> Ibid.

 <sup>55</sup> Seneca Falls Reveille, Saturday May 28, 1864. Microfilm copy, Seneca Falls Historical Society.
 56 History of Seneca Falls, 1862, p. 28.

<sup>&</sup>lt;sup>57</sup> *Ibid*, pp. 27-28.

<sup>&</sup>lt;sup>58</sup> *Ibid*, p. 20, and Seneca County Directory for 1867-68.

window openings are visible in the upper story of the west elevation, and the siding appears to be a light color.

It is unlikely that John Cowing occupied this house during his ownership of the property from 1864 to 1878. His resident address was 27 East Bayard Street in 1874-75, while the homes of his partners Philo Cowing and George Cowing were located at 3 East Bayard Street and Cayuga Street near Johnston. 59 There is a good possibility that the house on Seneca Street was leased during this period, perhaps to employees of Cowing & Company who numbered 100 men in 1862.60 Residents of the house on Seneca Street at the foot of Washington were recorded in the local directory for 1874-75 as Patrick Rush, a "boiler maker," and Eugene O'Hare, a boarder who worked as an "operative" at the woolen mills. 61 By 1881-82, the house may have been leased to Arch[ibald] DeCory, a "laborer," whose residence was described in the directory for those years as being on Seneca Street near the river.62

The former luck and prosperity of Cowing & Company ran out in August 1875, when all the property of the company and its individual partners (John P., Philo, and George Cowing) was assigned to William B. Lathrop in trust for the benefit of creditors. Real estate holdings in Seneca Falls were thereafter sold in fourteen parcels by Lathrop at a public auction held June 25, 1878. These parcels included the company's pump and fire-engine works, four lots with houses thereon (including the homes Philo and George Cowing<sup>63</sup>), and eight other Village lots ranging in size from 1/4 acre to three acres. The largest single parcel was "the Distillery property" that consisted "of about 25 acres," with the water power and rights belonging thereto, bounded "north by the Seneca River and Canal, east by lands of the late Charles Crane, south partly by Seneca Street and lands of Josiah T. Miller and west by Cayuga and Seneca Canal." No buildings, either commercial or residential, were mentioned in the deed description of the distillery property. The auction's highest bidder was Albert Cook of Seneca Falls who acquired all fourteen parcels of real estate for the bargain price of \$1,887.00.64

<sup>&</sup>lt;sup>59</sup> Seneca County Directory for 1874-75.

<sup>60</sup> History of Seneca Falls, 1862, p. 28.

Seneca County Directory, 1874-75. No street numbers were noted on Seneca Street in the directory for 1874-75. Archives, Seneca Falls Historical Society.

<sup>&</sup>lt;sup>62</sup> Of the houses on Seneca Street, the old Chamberlain House was located closest to the river. No street numbers were recorded on Seneca Street in the directory for 1881-82. Archives, Seneca Falls Historical Society.

<sup>&</sup>lt;sup>63</sup> All four houses were conveyed "with the gas fixtures therein." Although John P. Cowing's residence was not specifically mentioned, his may have been one of the two house lots on Bayard Street. (Deed Book 93, p. 73. County Clerk's Office, Seneca County Office Building.)

64 Deed Book 93, p. 73. County Clerk's Office, Seneca County Office Building.

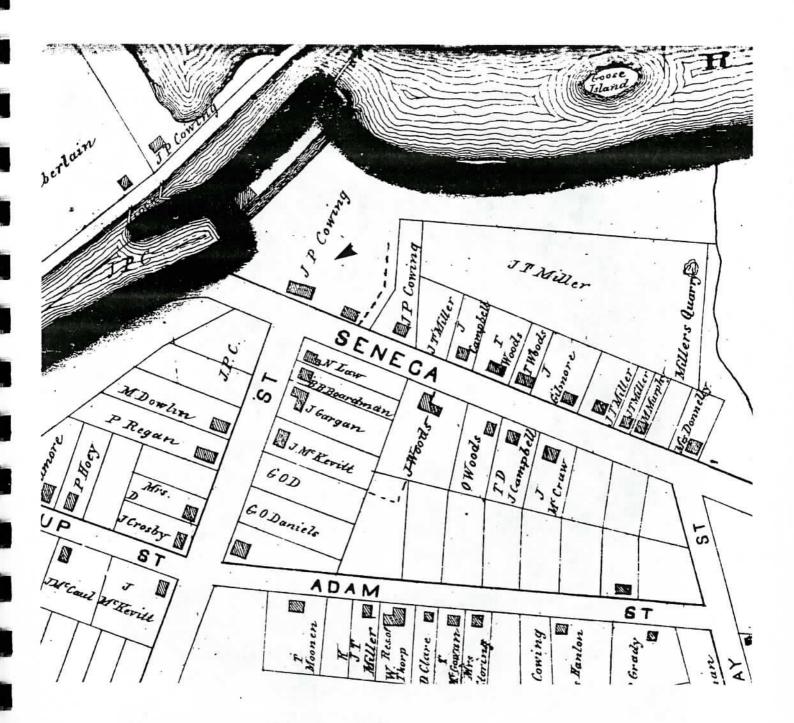


Figure 8. Detail from the 1871 "Map of the Village of Seneca Falls" by W.W. Richie showing the property of J.P. Cowing on Seneca Street (arrow added).

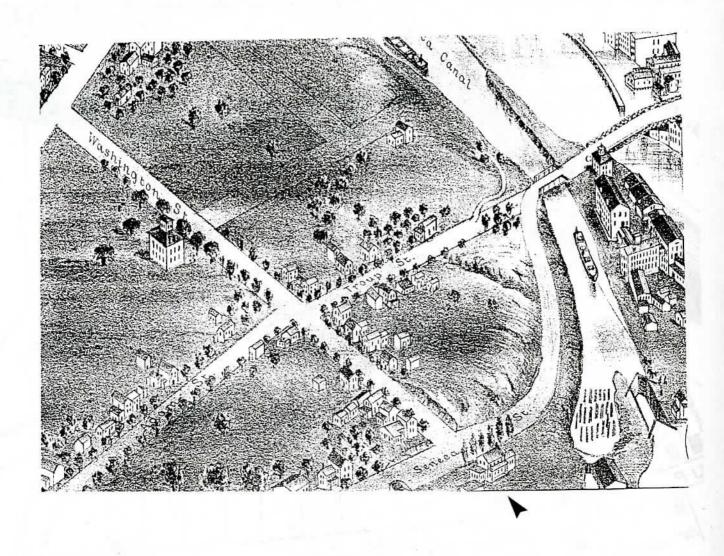
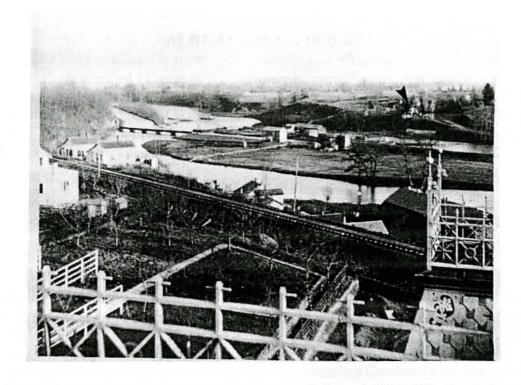


Figure 9. Detail from the 1873 "Birds' Eye View of Seneca Falls, N.Y." showing the Chamberlain House (arrow added).



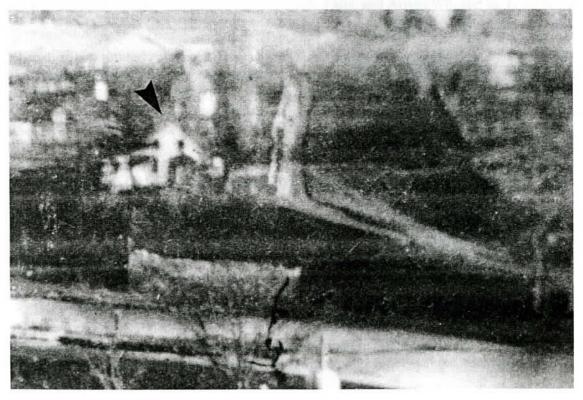


Figure 10. Upper: view of The Flats showing the west elevation of the Chamberlain House in the distance, circa 1870s. Lower: magnified view of the Chamberlain House. (Arrows added.)

### ALBERT COOK: 1878-82

Albert Cook acquired 25 acres of the "distillery property," along with 13 other parcels of real estate, in an auction held at Seneca Falls on June 25, 1878. Cook was acting as executor for the estate of Erastus Partridge, which was owned money by John P. Cowing and his partners in Cowing & Company. The real estate transaction was reported in the *Seneca Falls Reveille* on Friday, June 28, 1878:

The Cowing & Co. manufacturing establishment, together with all the personal property of the firm, and all the real estate of several members of the firm, was sold at assignee's sale on Tuesday. Mr. Albert Cook, representing the estate of Eratus Partridge and the First National Bank of Seneca Falls, bid on all the real estate, and the greater part of the personal property. What disposition he will make of the property is not yet known.

Albert Cook served as Vice President, and later as President, of the First National Bank of Seneca Falls founded by Eratus Partridge. He lived in a house on South Cayuga Street in 1874-75, and was leasing rooms on Fall Street by 1881-82. Cook held the distillery property for only four years, selling it in 1882 to Rumsey & Co., Ltd., of Seneca Falls. The names of the heirs of Partridge's estate had been added to the title by this time, including Caroline Cook, Adelaide Guion, Ellen B. Partridge, and Marian E. Partridge, all of Seneca Falls, and Arisea Wheeler of Three Rivers, Michigan. 65

The distillery property appears to have been leased during this period, based on a clause in the deed of 1882 stating that the sale was "subject to the rights of the tenant now in occupation of a portion of said premises and subject to their rights to remove their buildings therefrom." Also conveyed was a structure that had been long associated with the property, referred to in the deed as "the old Chamberlain house" located on the north side of the "Seneca Turnpike or Seneca Street as now called."

## **RUMSEY AND COMPANY: 1882-1913**

Rumsey and Company, Ltd., purchased the 25-acre "distillery property" from Albert Cook et. al. for \$8,000.00, on November 17, 1882.<sup>67</sup> The only buildings that appear to have been then associated with the property were "the old Chamberlain house" and unspecified other structures erected by the current tenants; the distillery had been destroyed by fire in 1862.

Rumsey and Company, commonly known as the Pump and Fire Engine Works of Seneca Falls, had been founded in 1864. It became incorporated as a stock company and was renamed Rumsey Company, Ltd., in 1875. The company was described in the Seneca Falls Directory of 1888 as "manufacturers of pumps, fire engines, hydraulic rams, amalgam bells, sinks, corn shellers, etc."

<sup>65</sup> Deed Book 98, p. 24 (Nov. 17, 1882). County Clerk's Office, Seneca County Office Building.

<sup>66</sup> Ibid.

<sup>67</sup> Ibid.

<sup>&</sup>lt;sup>68</sup> Founders of the company in 1864 were W.J. Chatham, Moses Rumsey, and John A. Rumsey, former employee of John P. Cowing at Cowing and Company. (*The Flats*, 1981, pp. 18 & 31.)

The company's main facility was located at 3 Fall Street. The president of the company in 1888 was John A. Rumsey, who resided on Fall Street; vice president was E.A. Rumsey of 68 Cayuga Street.<sup>69</sup>

Little information has been found regarding the use to which the old distillery property was put by the Rumsey Company during its 30 years of ownership from October 1882 to January 1913. The house may have been leased for a period of time, as suggested by the directory of 1888-89 that lists John Matell, a bartender, as the occupant of the house on Seneca Street at the corner of Washington. 70 Two structures are shown on a map of Seneca Falls dated 1896, one in the location of the former mill/distillery, the other on the north side of Seneca Street at the foot of Washington Street (fig. 11). Although not labeled, the former structure was likely associated with the Rumsey Company, which was referred to by 1913 as the "Rumsey Works." The latter structure, presumably the old Chamberlain House, is labeled "Jno Dalton" on the 1896 map. This shows the footprint of the house as rectangular, with a small appendage centered on the north side. A previous study has assumed that the house was then being occupied by John Dalton. The directories of Seneca Falls indicate otherwise, however, identifying the address of John Dalton's residence as 40 Oak Street in 1888, 1890-91, 1894-95, and 1900. Dalton was described as a laborer in 1888, a freight handler in 1890-91, and as a switchman for the railroad in 1894-95 and 1900.72 His connection with the old Chamberlain House in 1896 is therefore a mystery. The house may have sat vacant in later years, judging by the directory of 1910-11 that has no listing for 1 Seneca Street. 73

The Chamberlain House was still standing in 1903, as indicated in a paper read before the Seneca Falls Historical Society for that year. The former home of Jacob P. Chamberlain was then described as being "still there, a long white house with a row of poplar trees in front." The house was presumably still standing ten years later when a small portion of the property along Seneca Street was divided and sold in 1913 by Rumsey & Co., Ltd., to Arminda A. Durling.

" Ibid.

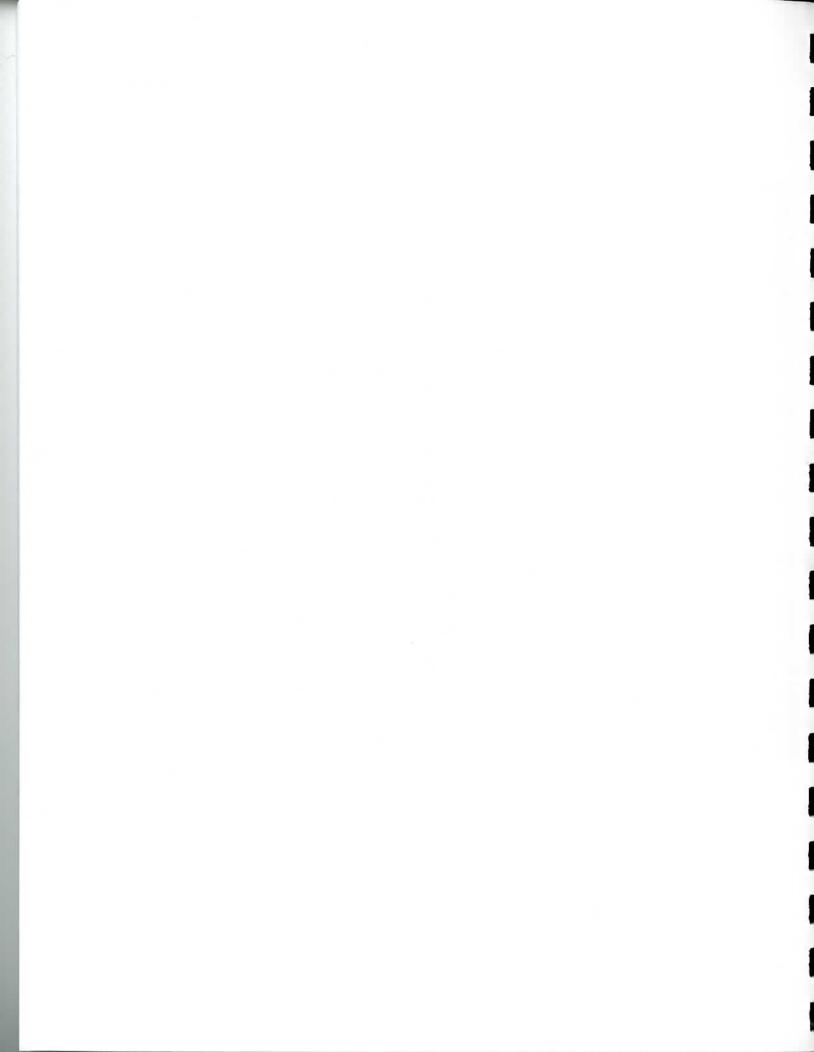
<sup>69</sup> Parsons' Seneca Falls & Waterloo Directory, 1888-89. Archives, Seneca Falls Historical Society.

Reveille, Sept. 12, 1913. The article referred to the building of a new lock "below the Rumsey works."

Occupations were included in the directories for these years. Archives, Seneca Falls Historical Society. Seneca Falls Directory 1910-11. The first listing on the north side of Seneca Street is house number 47, the east adjacent neighbor of the Chamberlain House, which had been owned and occupied since 1888-89 by Thomas Brady, a blacksmith. The year 1910-11 is the first available year for a "reverse directory" of streets and house numbers included at the back of the directory. Archives, Seneca Falls Historical Society. Mrs. L.R. Sanford, "Early Industries," 1903.



Figure 11. Detail from the 1896 "Map of Seneca Falls" showing the Chamberlain House (labeled "Jno Dalton"—arrow added).



## **ARMINDA DURLING AND FAMILY: 1913-63**

Rumsey & Co., Ltd., conveyed the Chamberlain House property to Arminda A. Durling of Seneca Falls for \$1.00 in a deed dated January 9, 1913. No mention of the house is made in the deed, which describes the property as follows:

All that tract or parcel of land, situate in the Village of Seneca Falls, County of Seneca, and State of New York, on the north side of Seneca Street in the Village of Seneca Falls, bounded and described as follows. On the south and west by Seneca Street; on the east by lands owned by the estate of Thomas Brady; on the north by the south line of lands proposed to be taken by the Lehigh Valley Railroad Company for its proposed "Seneca Falls Branch Extension."

While the proposed railroad extension was never constructed in this location, a project of even greater scope commenced later that year. This entailed upgrading the Cayuga-Seneca Canal to the north into the Barge Canal system by replacing five small locks with one large two-lock structure. The enormous 49-foot lift of this combination lock required a large reservoir of water for its operation, thus resulting in the flooding of the lower "Flats" to create Van Cleef Lake. A total of 60 residences and 116 commercial buildings were moved or destroyed, including those of the Rumsey Company. The new lock was located nearby, to the northeast of the Chamberlain House. Construction had commenced by September 12, 1913, as reported in the *Reveille*:

The big barge canal lock which contractors Larkin & Sangster are building below the Rumsey Works is assuming surprising proportions, and is visited daily by a great number of persons, who have had no conception of the magnitude of the undertaking.

An early photograph of the Chamberlain House appears to have been taken during the construction of the new lock in 1913, judging by the presence of excavation equipment to the north and an early-model automobile parked in the road (fig. 12). This view looks towards the northeast, capturing the front (south) and west elevations of the house. The house was located close to Seneca Street, which was then unpaved, and was separated from it by a board sidewalk. Trees and bushes had overgrown the lot, covering the lower stories of the dwelling with a screen of vegetation. What can be seen is a simple structure of approximately the same size as today, 1 ½-stories tall, with a gable roof oriented ridge-parallel to the road. A small open porch was centered on the south elevation, presumably at the front doorway. Two windows were located in the first story to the left of the porch; two other windows covered with louvered shutters were in the upper story of the west elevation. A small brick chimney was roughly centered on the house, rising above the undulating roof ridge. There was then no dormer on the south slope of the roof.

The landscape of the old house was altered dramatically on August 18, 1915, when the nearby neighborhood known as "The Flats" was submerged under water for the first time creating Van Cleef Lake. The house site that had formerly overlooked the Seneca River, the Cayuga-Seneca Canal, and the Lower Red Mill and later distillery, thus became lakefront property. The Durlings may have prepared for this event by filling in their 18' x 18' cellar, an engineering plan of which had

<sup>&</sup>lt;sup>75</sup> Deed Book 133, p. 63. County Clerk's Office, Seneca County Office Building.

noted would be "submerged" (fig. 13). The size of the Durling's lot was described in the plan as encompassing 681/1000 acres, or slightly more than ½ acre. Authorized land takings for the canal project were officially recorded on November 23, 1915 ("Canal Appropriation #C5064"), and October 19, 1916 ("Durling to People of the State of New York").

The address of Arminda Durling and her husband Charles was recorded as "1 Seneca Street" in the Seneca Falls Directory for 1914-15. The Durlings occupied their house for 25 years, from 1913 until 1938, Charles working as a molder for the Rumsey Pump Company. It may have been the Durlings who constructed a small outbuilding on the northeast side of the house, which was delineated on engineering plan of October 18, 1915, and labeled "Hen Ho[use]" on the Sanborn Maps of 1916 and 1925 corrected to 1955 (figs. 13, 14, and 15). What changes, if any, that they made to the house are not known.

The property was conveyed by the heirs of Charles Durling to Stephen Durling and his wife Mary on April 22, 1938. The Stephen and Mary also occupied the house for 25 years, until 1963. Stephen Durling worked as a superintendent at the Rumsey Pump Company (1939), Balch-Morris (1942), and the Rumsey Manufacturing Company (1947), and later as an employee of the Seneca Falls Machine Company (1954-55, 1958, 1961). Also living with them for a number of years was their son, Stephen Jr., who was employed at the Rumsey Pump Company (1939), Goulds Pumps (1942), and the Rumsey Manufacturing Company (1947). It was likely Stephen and Mary Durling who remodeled the house by adding three dormers, enclosing the front (south) porch, and installing wooden shingles over the existing board siding. The center chimney may also have been replaced at this time by two smaller chimneys and the existing stair installed. Additions to the property included a one-car garage off Seneca Street, a small boat house, and hen house enlarged as a shop, as illustrated on the Sanborn Map of 1922 corrected to 1955, and an engineering plan of the property dated September 17, 1962 (figs. 15 and 16). Three easements were granted by the Durlings for utility installations to the New York State Electric & Gas Corporation: two in 1958 and one in

The property was sold to Eugene and Margaret Baldwin in 1963, with the provision that the Durlings would diligently attempt to obtain title to a portion of land on the south (front) side of the house from the State of New York that had previously been within the boundaries of Seneca Street, and on which the boathouse now stood. This portion of the road had been made obsolete by the creation of Van Cleef Lake in 1915 and had eventually been converted to a yard by the Durling family. The land, comprising 0.1773 acres, was conveyed by three Letters Patent from the State of New York to Stephen and Margaret Durling in 1964, who in turn conveyed it to the Baldwins in 1968.

Deed Book 139, p. 88, and 141, p. 70. County Clerk's Office, Seneca County Office Building.

Deed Book 188, p. 57. Arminda Durling had predeceased her husband, according to the deed. County Clerk's Office, Seneca County Office Building.

<sup>&</sup>lt;sup>78</sup> Professions are listed in the Seneca Falls Directories for the years noted.

Deed Book 280, pp. 304 (Jan. 28, 1958); Deed Book 282, p. 331 (Mar 6, 1958); and Deed Book 308, p. 296 (Dec. 11, 1962). County Clerk's Office, Seneca County Office Building.

Beed Book 320, p. 86. County Clerk's Office, Seneca County Office Building.

The Letters Patent are recorded in Deed Book 329, p. 1 (Aug. 12, 1964); Book 329, p. 5 (Sept. 30, 1964); and Book 329, p. 9 (Oct. 28, 1964). County Clerk's Office, Seneca County Office Building.





Figure 12. Upper: circa-1913 photograph of the Chamberlain House, showing an unpaved Seneca Street in the foreground, and construction equipment for Cayuga-Seneca Locks 2-3 in the background. Lower: an enlarged view of the Chamberlain House.

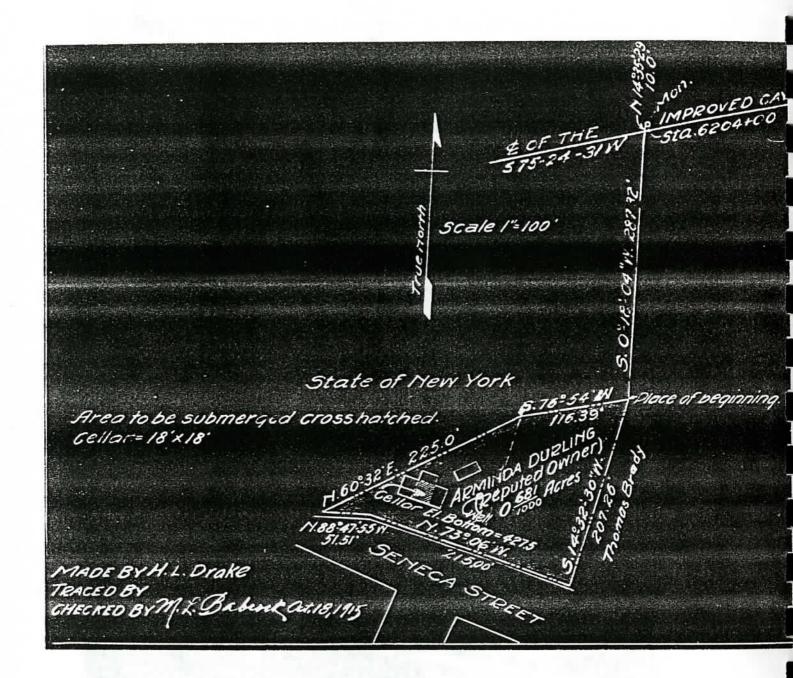


Figure 13. Survey of the Arminda Durling lot, October 18, 1915.

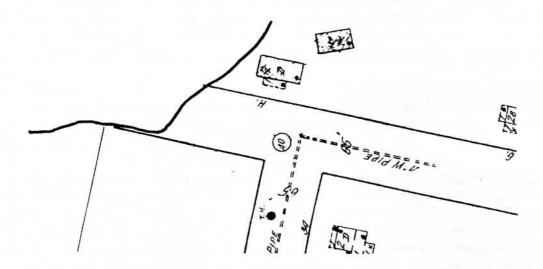


Figure 14. Detail from the Sanborn Map of 1916 showing a 1 ½ story dwelling and 1-story hen house on the Chamberlain-House site.

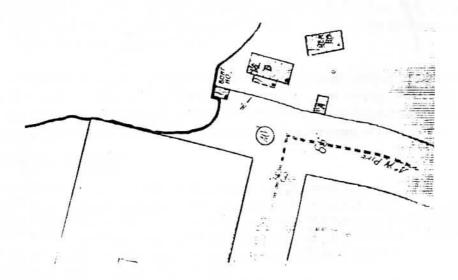


Figure 15. Detail from the Sanborn Map of 1925 corrected to 1955 showing a 1 ½ story dwelling, a 1-story hen house, a 1-story boat house, and small auto garage.

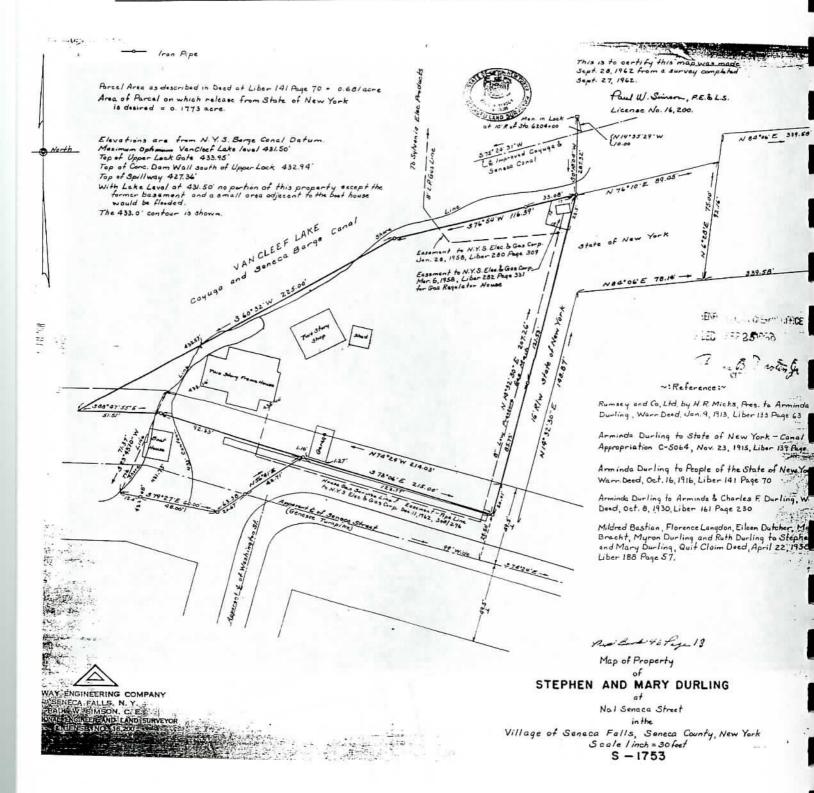


Figure 16. Survey of the property of Stephen and Mary Durling, September 1962.

## **EUGENE BALDWIN AND FAMILY: 1963-96**

Eugene Baldwin and his wife Margaret of Seneca Falls purchased the Chamberlain House property for \$7,500.00 from Stephen and Mary Durling on September 9, 1963. The description of the property in the deed of 1963 was identical to the earlier deed of 1913, except for the addition of the canal appropriation and utility easements.<sup>83</sup> The front yard that had formerly been part of Seneca Street was conveyed by the Durlings four years later, in September 1968.<sup>84</sup>

Eugene Baldwin, who was employed as a pharmacist, recalled that the house when he purchased it in 1963 was "minimalist" and lacked a kitchen. A large enclosed porch with small-paned windows was then located on the back (north) side facing the lake. Existing outbuildings included a small barn, a boathouse, and a one-car garage.<sup>85</sup>

Several improvements were made to the house and its site over the years by the Baldwin family. Knotty-pine paneling was installed in some of the rooms in the late 1960s. The back porch was replaced with a new two-room addition and the entire house was sided with asbestos shingles in 1973. A new fireplace was installed the following year in the east first-story room, in place of a window with stained-glass upper sash. The small boathouse southwest of the house was removed in the late 1970s-early 1980s, and the one-car garage on Seneca Street was removed in 1982-83. The existing parking area east of the house was created around 1986 with fill provided by the Village of Seneca Falls. The roof was reshingled around 1994-95 after removing approximately four layers of roofing materials.<sup>86</sup>

Public interest in the Baldwin's residence as the historic Chamberlain House was renewed in 1980 when it was included within the boundaries of the Seneca Falls Historic District. Later studies suggested, however, that the original house had either been moved or completely rebuilt. An evaluation in 1988 by E. Blaine Cliver, Chief of the National Park Service Historic Preservation Center concluded that while the house had an early post-and-beam frame, it had likely been moved to its present location sometime between 1907 and 1914 based on a study of the historic maps. A "Blue Form Survey" undertaken by New York State in 1989 concluded that the house was even later, assigning it a construction date of "circa 1910."

While the historic integrity of the house was thus in question, the site was nevertheless of interest to the National Park Service due to its close proximity to the historic Stanton House. A study prepared in 1988 while the Baldwin family was still in residence recommended that the site be acquired "for a number of purposes directly related to the development of the [nearby] Stanton House

<sup>83</sup> Deed Book 320, p. 86. County Clerk's Office, Seneca County Office Building.

<sup>&</sup>lt;sup>84</sup> Deed Book 344, p. 668. County Clerk's Office, Seneca County Office Building.

Sharon Baldwin, Eugene Baldwin's second wife, to Barbara Yocum, June 21, 2001. Sharon Baldwin moved to the Seneca Street house around 1973 and raised her three children there. The death certificate of Margaret Baldwin was filed with the property deed for 1 Seneca St. Oct. 18, 1972.

<sup>86</sup> Sharon Baldwin to Barbara Yocum, June 21, 2001.

<sup>&</sup>lt;sup>87</sup> Memorandum dated October 31, 1988, from Chief, Historic Preservation, NAR; to Associate Regional Director, Planning and Resource Preservation; subject "Trip Report, Women's Rights NHP."

<sup>&</sup>lt;sup>88</sup> Blue Form Survey: An Architectural and Historical Inventory of the Village of Seneca Falls Historic District, Seneca Falls, New York, 1989.

property." <sup>89</sup> Proposed accommodations included a visitor contact station, a docking facility for concession boat rides for visitors, a maintenance support facility, and a parking area for automobiles and buses. The visitor contact station was to serve as a central entry point for visitors to the Stanton House, and would include interpretive exhibits, space for an audio-visual program on the Stanton House, toilet room(s), a sales area, and office space for the interpretive park rangers. The existing residential structure would be remodeled to accommodate these functions, if it was determined to be non-historic. If the house was found to be historic, however, it would be "incorporated into the overall interpretive program for the [Stanton House] site," and a new structure would be constructed for the visitor contact station. <sup>90</sup>

The Chamberlain House property remained in the Baldwin family for 30 years, until August 5, 1993, when foreclosure proceedings on a 1987 mortgage resulted in the property being conveyed to Michael D. Cartner of Aurora, New York, and Gary D. Allen, of Scipio Center, New York. 91 Cartner and Allen held the title for only a short time, however, selling the property to the Trust for Public Land on December 22, 1993. 92 The Baldwin family continued to lease the property, remaining in residence until March 1999.

## NATIONAL PARK SERVICE: 1996-Present

Title to the Baldwin property was transferred from the Trust for Public Land to the United States of America on December 23, 1996.<sup>93</sup> The Baldwin family remained in the house, leasing the property until March 1999. Since their departure, the National Park Service has maintained the house and small barn as vacant structures.

Funding to develop the Chamberlain-House site as a visitor contact area for the Stanton House was included as part of a Canal Corridor Initiative Grant awarded to Seneca County by the United State Department of Housing and Urban Development in 1997. Initial plans called for the complete demolition of the existing house, which earlier studies had suggested to be non-historic.

An archeological survey of the site was undertaken by Steven R. Pendery and William A. Griswold of the Archeology Branch, Northeast Cultural Resources Center, National Park Service, in the spring and summer of 1998. The purpose of the survey was "to assess the archeological deposits on the parcel to aid planners and park managers in the conservation and development of the property." Excavation units included 13 test pits and four trenches in the yard, and 13 test pits on the east side of the existing house. The test units in the yard measured 50-centimeters square, while the units adjacent to the house measured one-meter square. No foundations for earlier missing buildings were found in the yard excavations. Foundation walls were uncovered, however, on the east side of the house. These walls measured 21' 8" long and aligned precisely with the north and south walls of the existing house, terminating at an east end wall with two intact corners. Also discovered within these walls was the foundation for a former chimney. The foundation walls and

<sup>89</sup> Peter H. Smith, "Draft Site Plan Program for [the] Elizabeth Cady Stanton House," Oct. 1988.

<sup>&</sup>quot; Ibid.

<sup>91</sup> Deed Book 508, p. 210. County Clerk's Office, Seneca County Office Building.

Deed Book 512, p. 70. County Clerk's Office, Seneca County Office Building.
 Deed Book 549, p. 69. County Clerk's Office, Seneca County Office Building.

Steven R. Pendery and William A. Griswold, Draft "Archeological Survey of the 1 Seneca St. Property, Women's Rights National Historical Park, Seneca Falls, New York," Oct. 1998.

chimney base were both composed of mortar-laid stones, similar to the existing house. The missing chimney was surmised to have been brick, based on scattered bricks found along with other destruction debris within the excavation pits. It was concluded that these walls and debris were the remnants of the eastern one-third of the existing house, which had been demolished for unknown reasons sometime in the first or second decades of the 20<sup>th</sup> century. This portion of the house was determined to have sat above a crawl space, not a fully excavated basement.

The findings of the archeologists raised strong suspicions that the existing house on the property may in fact have been the historic Chamberlain House. A cursory assessment of the existing house was therefore undertaken in October 1998 by Architectural Conservator Barbara Yocum to provide additional information for a charette taking place October 12-15 to discuss the future development of the site by the National Park Service. This architectural assessment included a brief physical examination of the house, a review of the findings of the archeological team, and a review of the research files at Women's Rights National Historical Park and the Building Conservation Branch, Northeast Cultural Resources Center. Findings were summarized in a memorandum dated October 13, 1998, to Leroy Renninger, Facilities Manager for Women's Rights National Historical Park. It was therein concluded that the existing house appeared to be a surviving portion of Jacob Chamberlain's house, with rubble stone foundation walls, the remnants of an early chimney, and early floor framing and board siding. Extant framing for the early chimney provided evidence that the house was unmoved from its original location. Preparation of a "historic structure report" was recommended, which would integrate physical and documentary information and record the surviving historic building fabric.

An instrument survey of both the Chamberlain House and nearby Stanton House properties showing existing boundary lines was completed February 22, 2000, and a "Survey and Topographical Map" prepared June 28, 2000. A copy of that map is included as figure 17 of this report.

Joint funding for this historic structure report was provided by the Seneca County Office of Economic Development and Planning and Women's Rights National Historical Park.

<sup>&</sup>lt;sup>95</sup> The charette was attended by representatives from the National Park Service, the Town of Seneca Falls, Seneca County, and the New York State Historic Preservation Office.

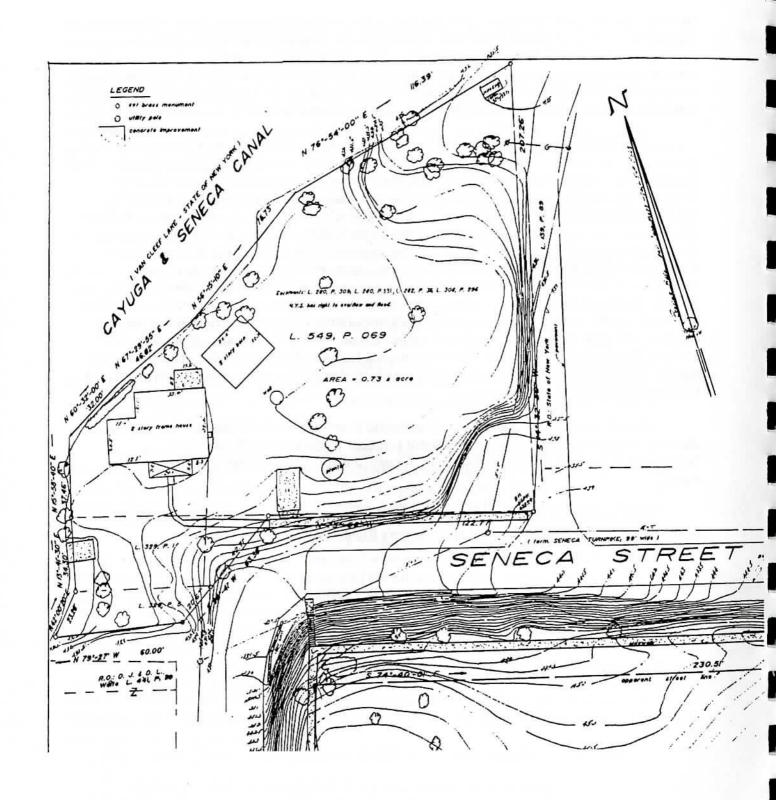
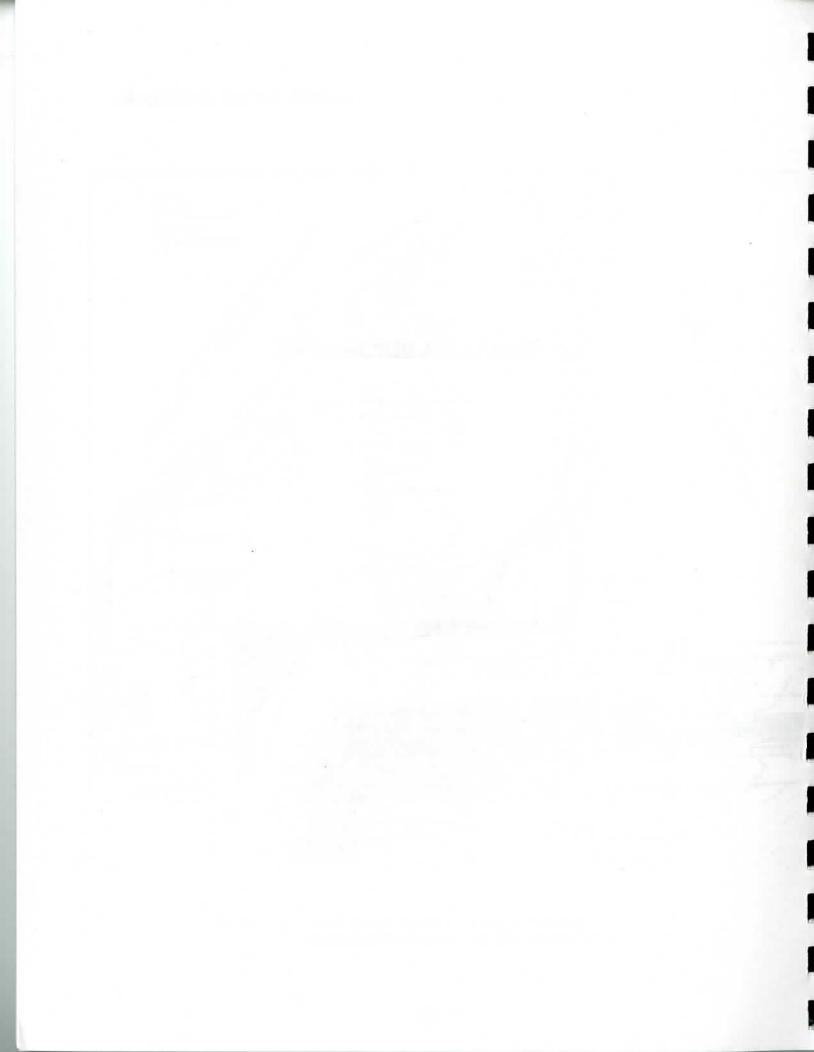


Figure 17. Detail from the "Survey and Topographical Map" showing the Chamberlain-House property, June 2000.

# ARCHITECTURAL DESCRIPTIONS



#### GENERAL DESCRIPTIONS

#### Introduction

The house at 1 Seneca Street in Seneca Falls, New York, is located on the east side of the Village at the foot of Washington Street. The property comprises 0.73 acres, according to a "Survey and Topographical Map" dated June 28, 2000. It is bordered on the south side by Seneca Street, on the west and north sides by Van Cleef Lake, and on the east side by an access road to Locks 2-3 of the Cayuga-Seneca Canal. The lot achieved this configuration in 1915, upon the completion of Cayuga-Seneca Locks 2-3 and the creation of Van Cleef Lake. The site of the Lower Red Mill, which was owned and operated by Jacob P. Chamberlain from 1844 to 1851, is now submerged under water. The historic Stanton House is located nearby, up the hill and on the east side of Washington Street.

## **Existing House**

There are currently two existing structures on the Chamberlain-House site: a wood-framed dwelling house and a small barn. Early documentary sources suggest that the house served as the residence for the miller of the now-missing Lower Red Mill, which was constructed on the Seneca River in 1807. The earliest general description of a "convenient dwelling house" for the miller of the Lower Red Mill is dated 1817. Architectural evidence provided by the machine-cut nails used in the construction of the existing house suggests that it may have been built shortly before this, circa 1815. The house definitely existed by 1833-35 when the Lower Red Mill property was owned and occupied by William and Samuel Bayard, according descriptions in the deeds. The surviving structure is 1 1/2 stories tall with a gable roof oriented ridge-parallel to Seneca Street. The main body measures approximately 47' 2" long by 20' 7" wide, by 19' 5" high from the ground to the peak of the roof on the west side. The house had extended another 21' 8" to the east in the 19th century, based on the remnants of early foundation walls uncovered by the archeologists in 1998. It was shortened to its current length sometime after 1906 when the house was described as "long," and before circa 1913 when a photograph was taken showing the house the same length as today (fig. 12). The house was later enlarged by the construction of an enclosed porch on the south side and three roof dormers (circa 1938), and a two-room addition on the north side (1973). The interior has also been considerably altered over the years.

#### Small Barn

A small wood-framed barn is located northeast of the house, approximately 10' from the northeast corner of the 1973 addition. It is aligned with the shore of Van Cleef Lake, set at an angle to the house. The footprint of a narrow outbuilding in this location was first illustrated on the site plan of October 18, 1915, (fig. 13), suggesting that it may have been constructed by the Durling family following their acquisition of the property in January 1913. The structure was later illustrated on the Sanborn maps of 1916, and 1922 corrected to 1955, as a one-story "Hen Ho[use]" (figs. 14 and 15). This small structure was more than doubled in size between 1955 and 1962 with the construction of a two-story, wood-frame addition on the front (southeast) side. Examination of the existing structure reveals the original portion as a small, gable-roofed building that was later enlarged to two stories and joined to the new addition with a shed roof. The addition has a Dutch gambrel roof on the front side only, two doorways, and large windows. Both the original and later portions of

the building were assembled with wire nails, verifying their 20<sup>th</sup>-century vintage. The remodeled structure was labeled as a "two-story shop" on a plan of the site dated September 1962. It was used in later years as a hobby house by the Baldwin family.

## Missing Outbuildings

A privy was undoubtedly within close proximity to the house in the 19<sup>th</sup> century; its location has not been identified. A barn with a shed was situated at the end of a lane on the east side of the property, according to descriptions in the deeds dated 1835 through 1864. It appears to have been located on an adjacent lot, however, and did not convey with the dwell-house parcel.

Missing 20<sup>th</sup>-century outbuildings include a boathouse and a one-car garage. These appear to have been constructed sometime after 1916 and before 1955, based on Sanborn maps of those dates. The boathouse had been located on the western shore of Van Cleef Lake, and the garage on the south side of the property off Seneca Street. Both structures were recorded on the site plan of September 1962. They were removed by the Baldwin family in the late-1970s-early 1980s. Concrete pads are all that remain today of these structures.

### STRUCTURAL FRAMING

The main portion of the Chamberlain House, which is also the oldest portion of the house, has a heavy post-and-beam frame. Structural members, where visible, were observed to be of both hand-hewn and reciprocal-sawn stock. These included sills, corner posts, girts, beams, floor joists, wall studs, and roof plates and rafters. Not described here is the modern framing of the front porch enclosed sometime after circa-1913, and the north addition constructed in 1973.

The floor joists of the first floor are framed into the north and south sills. Three distinct types of joists were observed in the crawl space beneath the house. The west end of the house (approximately 8' long) has modern, 20<sup>th</sup>-century joists made of dimensional lumber. The floor here was undoubtedly replaced when the kitchen and bathroom above were modernized after 1963. The middle section of the house (approximately 18' 8" long) has heavy, hand-hewn floor joists, similar to those found in a warehouse-type structure. These measure approximately 11" wide by 7 ¾ " deep, and are spaced 27" to 30" on center. The remaining portion of the house to the east has a lighter floor framing more typical of dwelling-house construction. The floor joists here are reciprocal-sawn, measuring 2 ½" wide by 8" to 9" deep, and are spaced 20" to 22" on center. Some repairs to the floor framing have also been recently made in the northeast corner, in the vicinity of the utility room, according to former owner-occupant Sharon Baldwin. 97

The floor joists of the second floor are oriented east-west and framed into floor beams that rest on top of the north and south wall girts.

Sharon Baldwin to Barbara Yocum, June 21, 2001.

<sup>&</sup>lt;sup>96</sup> A saw mill is believed to have been erected at the settlement on the Seneca River as early as 1794. (Henry Stowell, "History of Seneca Falls," 1862, p. 10.)

The roof plates, rafters, and wide roof sheathing boards all appear to be very old and unaltered. The wood stock is hewn or reciprocal-sawn, and extant nails include early machine-cut type.

#### EXTERIOR ELEMENTS

#### **Foundation Walls**

The foundation walls of the main (old) portion of the house are composed of rubble stone laid with a clay-lime mortar. This includes an interim end wall located approximately eight feet from the west end wall of the house that served as the retaining wall for the former cellar, which was filled with soil around 1915. Similar rubble-stone walls extending approximately 21' 8" east of the existing house were uncovered by archeologists in 1998, indicating that the house was originally about one-third larger than its present size.

Cast concrete foundation walls exist at both the east and west ends of the house. The concrete east-end wall was created when the eastern one-third of the house was removed sometime in the early 20<sup>th</sup> century (after 1906 and before circa 1913). Cast concrete was also used at the west end of the house, which is in close proximity to the shore of Van Cleef Lake, to encase and/or reinforce the existing stone walls. This likely occurred upon the creation of the lake in 1915, or shortly thereafter.

Concrete blocks form the foundation of the north addition to the house construction in 1973.

# Siding

Four types of siding materials are currently on the main portion of the house: asbestos shingles held with wire nails, over wood shingles held with wire nails, over reciprocal-sawn board siding nailed directly to the wall studs with a combination of early (circa-1815) machine-cut nails and later wire nails. The siding on the east gable end of the house is clapboards attached directly to the wall studs with modern wire nails (fig. 22). The circa-1938 dormers on the south and north slopes of the roof have only two layers of siding: asbestos shingles over wood shingles. The 1973 addition on the north side is sided with asbestos shingles only. Beaded corner boards held with early (circa-1815) cut nails are located at the northwest and southwest corners of the house. The clapboard siding and corner boards at the east end are later, dating to the removal of the eastern one-third of the house sometime between 1906 and 1913.

The approximate dates of the siding materials are as follows:

1973 Asbestos shingles.

Circa 1938 Wood shingles.

Circa 1906-13 Clapboard siding and plain corner boards, east elevation.

Circa 1815 Board siding and beaded corner boards, south, west, and north

elevations.

## Doorways

The house has three exterior doorways, all dating to the 20<sup>th</sup> century. One provides entrance to the enclosed porch (Room 101), the second is the main entrance to the house, and the third is the rear entrance. The enclosed porch and its doorway are located on the south side of the house. The porch doorway is centered in the south elevation and is fitted with a wooden storm door with upper glass panel. Both the enclosed porch and its doorway date to circa 1938. The wooden storm door is likely a later replacement.

The front entrance is located in the south elevation of the main house, within the enclosed porch (Room 101). The doorway is offset slightly to the east, flanked on the west (left) side by three windows, and on the east (right) side by two windows. The door itself is a modern, metal-clad type with four panels below a glazed lunette, held within a contemporary wooden door frame. Both the existing door and its frame may have been installed in 1973, at the same time as the asbestos siding. The trim of this doorway is earlier, consisting of plain boards with simple unmolded corner blocks. Paint analysis suggests that the trim may date to the installation of wood-shingle siding circa 1938. The presence of what appears to be an early threshold suggests, however, that this doorway opening may predate 1938; additional physical investigation may provide more information.

The back entrance doorway is located in the north elevation of the 1973 addition. This is a wide doorway fitted with sliding glass doors that open onto the northeast room (Room 109) of the addition.

One other exterior doorway is missing today. This had been in the north elevation, and opened onto a former enclosed porch. The doorway opening was enlarged to a wide interior doorway (connecting Rooms 103 and 108) when the new north addition replaced the porch in 1973, according to Sharon Baldwin. No information is available on the date of this missing doorway.

#### Windows

There are 29 windows in the Chamberlain House. Of these, only seven appear to be historic window openings. These include the four large windows in the lower story of the south elevation, and two windows in the upper story of the west elevation. Several of these windows are documented by the circa-1870s and circa-1913 photographs of the house (figs. 8 & 12). Verification that these are early windows, and identification of other early windows, will be possible only after the accretions of modern building materials are removed from the house. The plain-board trim of these seven windows appears to predate the circa-1938 wood-shingle siding, judging by the orientation of the window trim to the siding. Side moldings applied to the outer edges of the trim are contemporary with the wood shingles. Patching in the board siding observed beneath one of the south-elevation windows (west of the front entrance doorway) is suggestive of an alteration that requires closer study.

The two windows in the upper story of the east elevation date to the removal of the eastern portion of the house circa 1906-13. A third window was removed from the first story of the east elevation when the existing fireplace was installed in Room 102 in 1974. The sashes of this window were saved, according to Sharon Baldwin, who describes the upper sash as glazed with stained glass.

None of the 29 window openings retain early window sashes. The earliest sashes most likely date to the circa-1938 remodeling of the house when the front (south) porch was enclosed, three roof dormers were constructed, and the exterior board siding was covered with wood shingles. The window sashes that appear to have been installed at that time include 19 one-over-one sashes in the south, east, and north elevations, and five three-over-one sashes in the south and west elevations.

Five other sashes are much more recent, dating to the later alterations of 1973. These include an octagonal window in the south elevation, the two kitchen casement windows in the west and north elevations, and the two picture windows in the west and north elevations of the north addition.

Louvered window shutters, missing today, are documented by the historic photograph of circa 1913. These are shown in closed position on the two upper windows of the west elevation. Modern picket-style shutters, which are contemporary with the asbestos-shingle siding (1973), are located at selected windows in the south elevation today.

#### Roof

There was some question at the beginning of this project as to the possibility that the roof of the Chamberlain House had been lowered and/or rebuilt sometime in the 20<sup>th</sup> century. This does not appear to have been the case, based on the framing of the walls, the antiquity of the reciprocal-sawn rafters, and the wide roof-sheathing boards. The roof of the circa-1815 main house is a gable type; later shed roofs cover the dormers (circa 1938) and the north addition (1973).

Rafter collar ties are missing from the eastern-portion of the roof, which were removed by the last owners to create a cathedral ceiling in the east bedroom (Room 202). This has no doubt contributed to a perceptible sag in the roof ridge in this area.

The roof was most recently stripped of four layers of roofing down to the old sheathing boards around 1995. New roofing materials include particle-board sheathing installed over the old wide sheathing boards, roofing felt, and dark-gray asphalt shingles. 98

# **Dormers**

Three shed-roof dormers are on the house today: one large dormer on the south side with a wide three-sash window, and two smaller dormers on the north side, each with a single window. The large south dormer was installed sometime after circa 1913, based on a photograph of that date that shows the south roof with no dormer (fig. 12). While no similar documentation exists for the smaller north dormers, the physical evidence suggests that the three dormers are contemporary. The dormers appear to have been installed when the house was resided with wooden shingles circa 1938, judging by the fact that this is the earliest siding material on the dormers beneath the later asbestos shingles. The dormers provide addition space and light to two of the upstairs bedrooms: Rooms 202 and 203.

<sup>98</sup> Sharon Baldwin to Barbara Yocum, June 21, 2001.

#### Gutters

Modern galvanized gutters, without downspouts, are located on the two back dormers only. Evidence of an obsolete historic gutter was also observed on the south side of the house. This gutter appears to have been built into the wooden comice, which is now covered with roofing materials. A painted metal patch at the west end of the south-cornice soffit is the likely location of a former leader. This gutter system appears to have been nonfunctional by as early as circa 1913, based on a photograph of the house that shows no leader at the southwest corner of the house (fig. 12).

## Chimneys

The existing chimney on the house today consists of an exterior galvanized sheet-metal stove pipe within a wood-framed and shingled enclosure that is centered at the east elevation of the house. This chimney is contemporary with the stove in Room 102 that was installed in 1974, according to Sharon Baldwin. A separate exposed pipe to the north of the chimney is the exhaust for the heating system's gas boiler.

Three former chimneys are missing today above the roof line. The most recent two chimneys are a "hung" type supported by the framing of the second-story partition walls. These survive today below the roof at the west wall of Room 201, and at the west wall of Room 203 (figs. 46 and 51). Each chimney is equipped with a thimble for a single stove pipe, and is finished with a later gypsum plaster. These chimneys may date to 1938 when other alterations were made to the house. It is not known when they were removed from above the roofline.

A third, original, brickwork chimney was likely removed prior to construction of the two hung chimneys. All that survives of this chimney today is the stone foundation and a few of the old hand-made bricks in the crawl space of the existing house (fig. 56). Other physical evidence for the chimney includes framing in the first floor, the opening of which has since been filled in with flooring materials. The chimney had formerly occupied the location of the existing stairway that connects the first and second floors. The chimney is believed to have been replaced by the existing stair and two hung chimneys around 1938.

The ruins of a similar early chimney were found by the archeologists in 1998 within the foundation walls of the missing eastern portion of the house (fig. 23). The house therefore appears to have had two interior brickwork chimneys in the mid-19<sup>th</sup> century.

#### **Painted Finishes**

The exterior of the house has a two-color paint scheme today: white and blue. White-painted elements include the asbestos-shingle siding of the main house and north addition, the cornice trim, the window trim and sashes of the south porch, and the window stiles of the south dormer. Blue paint finishes the asbestos-shingle siding of the south porch, all other window sashes and trim, and the picket-style shutters in the south elevation. The wood shingles on the east exterior chimney are unpainted.

Paint analysis of the early siding materials revealed the following information about earlier painted finishes. The oldest board siding has 9-10 layers of paint, the earliest of which was identified

as a yellow-orange color; corresponding trim color was dark green. Subsequent paintings used brown, gray, dark green, white, light gray, and finally white-color paint. The date of the first yellow-orange paint could not be ascertained, lacking any documentary information on the paint history of the house. There is a good possibility, however, that the yellow-orange and dark green paint scheme dates to last quarter of the 19<sup>th</sup> century, based on the few number of paint layers on the siding. Both siding and trim elements were painted dark green upon the removal of the eastern one-third of the house sometime between 1906and 1913. The exterior paint scheme was probably either light gray or white by circa 1913, based on the light appearance of the siding in the photograph of that date (fig. 12).

Wood shingles were applied over the board siding around 1938. These were first painted white, then medium gray, light green, blue-green, and finally dark gray. The house was dark gray when asbestos shingles were installed over the wooden shingles in 1973.



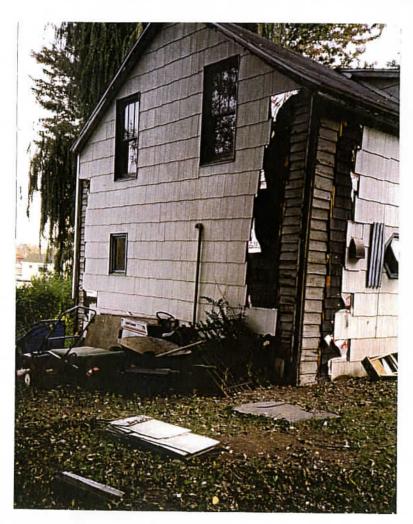


Figure 18.

Chamberlain House, south elevation, October 1998 (above).

Figure 19.

Chamberlain House, west elevation, October 1998 (left).



Figure 20. Chamberlain House, east elevation, October 1998.



Figure 21. Chamberlain House, north elevation, October 1998.



Figure 22.

Chamberlain House, southeast corner, October 1998 (left). Note early board siding on the south (left) side, and later clapboard siding on the east (right) side.

Figure 23.

Chamberlain House, archeological excavations on the east side of the house, October 1998 (below).





Figure 24. Twentieth-century barn on the Chamberlain-House property, October 1998.

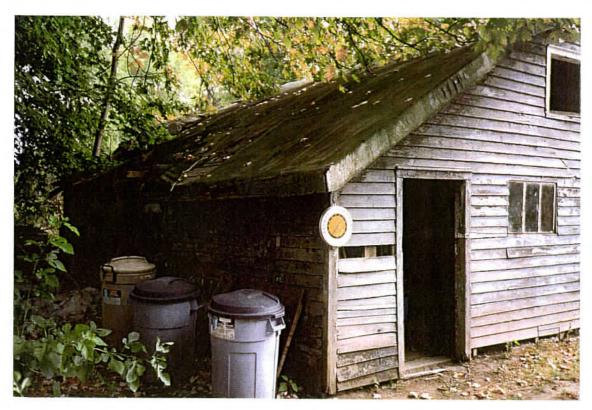


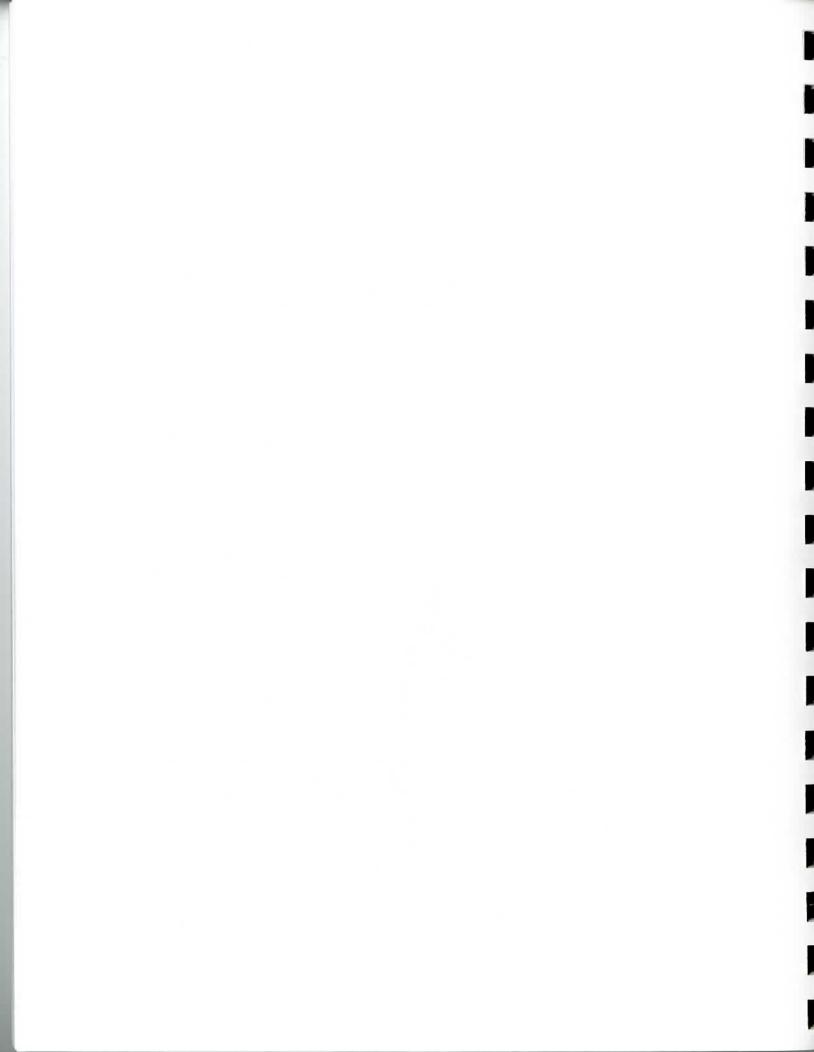
Figure 25. Back hen-house portion of the barn, October 1998.



Figure 26. Roof of the Chamberlain House looking east, May 2001.



Figure 27. North slope of the Chamberlain-House roof, May 2001.



### INTERIOR ELEMENTS

# Layout

The interior of the Chamberlain House has been considerably altered from its historic appearance over the years. The house currently consists of two floors of living space in the first and second stories. Numbers assigned to the rooms are keyed to floor plans, included as Appendix D of this report.

A former cellar in the center of the existing house, measuring 18' by 18', was filled with soil upon the creation of Van Cleef Lake in 1915. A crawl space only now exists beneath the house, within the walls of the old foundation, accessed by a hatch in the floor of the hall (Room 105).

First-story rooms in the old portion of the house include a family room (Room 102), a combined kitchen-living room (Rooms 103 and 103A), a bathroom (Room 104), a small hall (Room 105), a laundry room (Room 106), and a utility room (Room 107). An existing open porch on the south side of the house was enclosed with siding and windows around 1938 (Room 101). Two additional rooms were added to the north side in 1973, replacing an existing enclosed porch. These include a dining room (Room 108) and a first-story bedroom (Room 109).

A stair connecting the first and second stories is located in the space formerly occupied by the original chimney stack. This stair may date to 1938, when other alterations are believed to have been made in the house. The use of wire nails provide physical evidence of the stair's later construction.

Second-story rooms are all within the old portion of the house. These include a narrow stair hall (Room 201) and three bedrooms: one at the east end of the house (Room 202), one in the middle (Room 203), and one at the west end (Room 204).

#### Floors

Cellar. The floor of the existing cellar crawlspace consists primarily of soil, with exposed rock-ledge on the east side. The soil in the center was added to fill the former 18'-by-18' cellar when Lake Van Cleef was created in 1915.

<u>First Story</u>. No historic flooring is exposed to view today in the first-story rooms of the main portion of the house, nor is it known if any historic flooring survives. Most of the old floor joists remain, except at the west end (the kitchen and bathroom areas) where the old joists have been replaced by modern stock. Removal of the modern layers of flooring materials will be required to assess the extent, if any, of the historic flooring. These materials include wall-to-wall carpeting, vinyl tiles, flagstone flooring on plywood underlayment, and 3-inch-wide floorboards.

<u>Second Story</u>. The floor joists in the second floor are assumed to be historic, although selective demolition will be required to verify this. Modern floorboards cover the floors of all the second-story rooms, including oak floorboards in Rooms 201, 202, and 203, and maple floorboards in Room 204.

#### Walls

The walls of the Chamberlain House consist of a number of materials, both historic and non-historic. The exterior walls of the main portion of the house are framed with old reciprocal-sawn studs, including the east wall that originally served as an interior partition wall. There is no insulation in the exterior wall cavities. Only three early interior partitions appear to survive: the walls separating Rooms 103 and 104, Rooms 201 and 203, and Rooms 203 and 204. All other partitions are framed with modern (20th-century) studs.

The earliest interior wall finish is a lime plaster with hair binder applied to sawn lath held with early machine-cut nails. This plaster has been dated circa 1833-35, when Samuel and William Bayard occupied the house (see Appendix B, "Mortar Analysis," for details). This early plaster was found to survive on the exterior east and south walls of Room 102, the west partition wall of Room 103, and the east and west partition walls of Room 203. Lath nails and/or nail holes and plaster stains on the early wall studs provide physical evidence of early missing plaster.

Later plaster believed to have been applied around 1938 is a gypsum type with a wood-fiber binder. This plaster was observed on the partition wall separating Rooms 201 and 202, on the two hanging chimneys in Rooms 201 and 203, and on the ceilings of Rooms 201 and 203.

Damaged plaster was later replaced by beaver board attached directly to the old studs, such as at the south wall of Room 103. More recent remodelings have replaced the plaster with plasterboard in Rooms 106, 107, 202, and 204. Wallpaper-finished lauan paneling attached to wood strapping now covers the early lime plaster and beaverboard walls in Rooms 102 and 103. Other modern wall materials include plywood paneling in Room 103A, simulated wood paneling and ceramic tiles in Room 104, chip-board paneling in Rooms 106 and 107, and knotty-pine paneling in Rooms 201 and 203.

# Ceilings

Limited investigation only was undertaken on the ceilings in the main (old) portion of the house. Similar to the walls, it was found that the ceilings were originally finished with lime plaster on sawn lath. This plaster has been dated circa 1833-35, when Samuel and William Bayard were in residence (see Appendix B, "Mortar Analysis," for details). Surviving early-plaster ceilings were identified in Rooms 102, 103 107, and 201. These have been covered with modern materials, as described below.

The old plaster ceiling, along with the rafter collar ties, has been completely removed from Room 202, and the ceiling finished with modern plasterboard. The ceiling in Room 203 appears to have been replastered with gypsum plaster around 1938 when the roof dormers were installed, and has been most recently sheathed with plasterboard over the later plaster. Rooms in which modern ceiling materials need to be removed in order to determine the extent of surviving plaster are Rooms 104, 105, 106, and 204.

Most of the ceilings in the old portion of the house have been recently covered with beaverboard or plasterboard on wood strapping and finished with textured plaster. Rooms with this treatment include 102, 104, 105, 106, 107, 201, 202, and 203. Room 204 is the only room finished

with ceiling paper, which is most likely applied to beaverboard or plasterboard. Acoustical ceiling tiles on wood strapping, adorned with simulated hand-hewn beams, are found in Room 203.

#### Woodwork Trim

Most of the woodwork trim in the house, such as the baseboards, doorway architraves, and window architraves, were installed in the 20<sup>th</sup> century. The only surviving early trim was found in Room 203 at the west partition wall. The baseboard at this wall, inside the closet, is a plain painted board, 6 ¼ inches high. The edge of the plain-board architrave for the doorway connecting with Room 204 is also visible inside the closet. The jamb of this doorway also appears to be old, based on the results of the paint analysis. This trim may be contemporary with the plaster wall, which has been dated circa 1833-35.

# Doorways

One historic interior doorway, connecting Rooms 203 and 204, has been identified in the Chamberlain House. Surviving early elements of this doorway include the opening, the jambs, and the architrave (trim) on the Room-203 side.

One other doorway, connecting Rooms 201 and 204, may also be an old opening. Removal of the modern materials covering the partition wall may provide additional information.

No historic doors survive in the house. The oldest is a five-panel door, in the doorway connecting Rooms 106 and 109, which appears to have been reused in this location when the north wing (including Room 109) was constructed in 1973. The door is a style roughly dating from 1890 to 1910.

#### Windows

The locations of the seven possible historic window openings are in the south walls of Rooms 102, 103, and 104, and the west wall of Room 204. No interior window elements, such as window trim, survive at these windows. All of the sashes date to the 20<sup>th</sup> century.

# **Fireplace**

The existing fireplace in the northeast corner of Room 102 was installed in 1974, according to Sharon Baldwin. The fireplace replaced a window at this wall, the sashes of which are still in the possession of the Baldwin family.

The house was also presumably equipped with fireplaces historically, based on the presence of a large chimney foundation in the cellar crawl space. The remnants of a second large chimney for the missing east portion of the house were also uncovered by archeologists in 1998. Framing for the missing fireplace hearths may be uncovered if it is decided to undertake a restoration of the house.

# Chimneys

The remnants of three chimneys are presently within the existing Chamberlain House. The oldest is the stone foundation for the original chimney, which survives in the cellar crawl space (fig. 56). Some of the chimney's hand-made bricks and the original clay-lime mortar also remain.

The two later chimneys are located at the west walls of Rooms 201 and 203 (figs. 46 and 51). These are hung chimneys that project from the wall and were designed to vent a single stove pipe. A date of circa 1938 has been assigned to these chimneys, based on the modern gypsum plaster that was used to finish them. The old chimney appears to have been demolished prior to the installation of these later chimneys, since the old chimney would have risen in the space now occupied by the hung chimney in Room 201.

#### Stairs

A single flight of stairs presently connects the first and second stories (figs. 30, 44, and 45). These stairs date to the 20<sup>th</sup> century, based the wire nails used in their construction. Furthermore, the stairs are located in the space that was formerly occupied by the old chimney stack. A date of circa 1938 has been assigned to these stairs, when other alterations appear to have been made to the house.

No information has yet been found on the location of the historic stairs connecting the first and second stories of the house. Future restoration work, if it is undertaken, may uncover physical evidence for the missing stairway. A stair may also have been located in the missing east portion of the house that was removed circa 1906-13.

#### Painted and Other Finishes

No early paint finishes were found to have survived on the early plaster walls of Rooms 102, 103, or 203, suggesting that the walls had been either wallpapered or finished with water-soluble kalsomine paints. Multiple layers of cream-white kalsomine paint identified on the plaster ceiling of Room 201 may date to the 19<sup>th</sup> century. Early lead-based paints were observed on the baseboard, door architrave, and door jamb at the west partition wall of Room 203. These paints are the earliest-known surviving interior finishes.

#### UTILITIES

# Electrical System

The house is equipped with 100 amp. electrical service. A fuse panel, with manufacturer's label dated "Mar. 1956," is at the north wall of Room 107. Electrical service enters the house through a pipe conduit at the east gable end. While it is not known exactly when electrical service was installed, it appears to have been available as early as circa 1913, based a photograph of this date showing an electrical pole at the southwest corner of the house (fig. 12). The electrical system was most recently extended to two new rooms (108 and 109) constructed on the north side of the house in 1973.

# **Heating System**

The house is heated by a gas-fired, hot-water baseboard heating system that probably dates to the Baldwin's acquisition of the house in 1963. The boiler for this system is a low pressure type manufactured by Weil-McLain in 1991, located in Room 107 (fig. 39). The heat is regulated by a thermostat mounted to the east wall of Room 103. The gas meter for the house is located at the exterior east wall.

The house had previously been heated by individual stoves that vented to two hung chimneys. These chimneys, which survive today below roof level in Rooms 201 and 203 (figs. 46 and 51), replaced the original chimney in this portion of the house circa 1938.

The earliest heating system for the house undoubtedly used fireplaces, stoves, or a combination thereof, that vented to two chimneys. The foundation of one of these chimneys survives today in the cellar crawl space. Remnants of the second chimney were discovered by archeologists in 1998 within the foundation walls of the missing eastern portion of the house (fig. 23).

# **Plumbing System**

The house is connected to village water and sewer systems. Plumbing fixtures are located in the one bathroom (Room 104—figs. 36 and 37) and the kitchen (Room 103—fig. 35). Both rooms were most recently remodeled in the 1970s. Hot water is supplied by a gas-fired water heater located in Room 107. No physical evidence of earlier plumbing equipment has been identified in the house. Water would have been historically supplied by a well that is located to the northeast, and outside the footprint of, the missing eastern portion of the house. The location of the early outdoor privy has not yet been identified.

<sup>&</sup>lt;sup>99</sup> The manufacturer's date on the white "Dixie" toilet is Dec. 27, 1977.



Figure 28. Chamberlain House enclosed porch (Room 101), view looking west, May 2001.



Figure 29. Chamberlain House enclosed porch (Room 101), view looking east, May 2001.



Figure 30. Chamberlain House family room (Room 102), view looking west, May 2001.

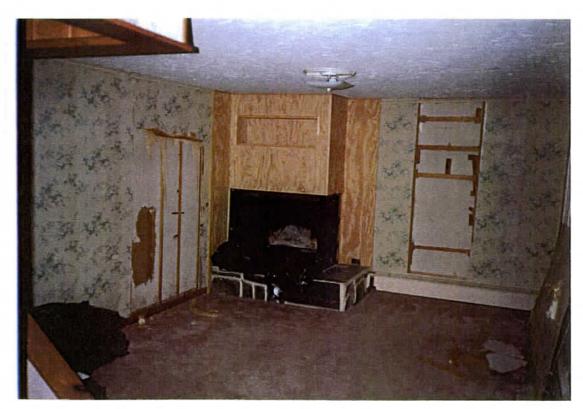


Figure 31. Chamberlain House family room (Room 102), view looking northeast, May 2001.



Figure 32. Chamberlain House living room (Room 103), view looking southeast, May 2001.



Figure 33. Chamberlain House living room (Room 103), view looking northeast, May 2001.



Figure 34. Chamberlain House living room (Room 103), view looking northwest, May 2001.



Figure 35. Chamberlain House kitchen (Room 103A), view looking northwest, May 2001.



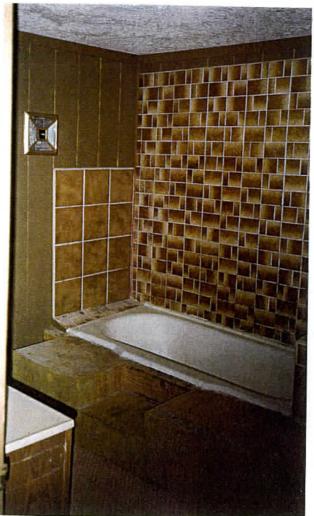


Figure 36.

Chamberlain House bathroom (Room 104), view looking northwest, May 2001 (above).

Figure 37.

Chamberlain House bathroom (Room 104), view looking southwest, May 2001 (left).



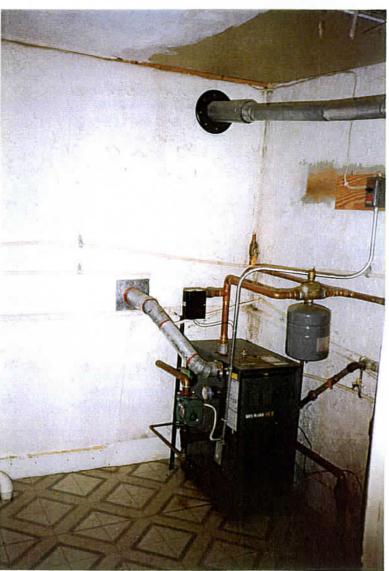


Figure 38.

Chamberlain House utility room (Room 107), ceiling at southwest corner, May 2001 (above).

Figure 39.

Chamberlain House utility room (Room 107), view looking southeast, May 2001 (left).



Figure 40. Chamberlain House dining room (Room 108), view looking northwest, May 2001.

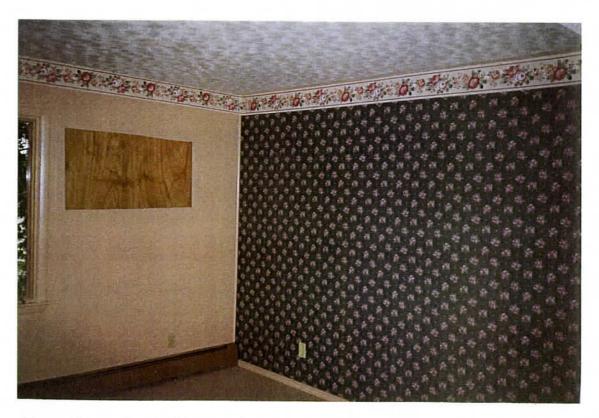


Figure 41. Chamberlain House dining room (Room 108), view looking northeast, May 2001.



Figure 42. Chamberlain House first-story bedroom (Room 109), view looking southeast, May 2001.



Figure 43. Chamberlain House first-story bedroom, view looking northwest, May 2001.



Figure 44.

Chamberlain House stairs to second story, May 2001 (left).

Figure 45.

Chamberlain House upper stair hall (Room 201, view looking north, May 2001 (below).





Figure 46.

Chamberlain House, upper stair hall (Room 201), view looking southwest, May 2001 (left). Note hung chimney at west wall.



Chamberlain House stair hall (Room 201), view looking southwest, May 2001 (right).



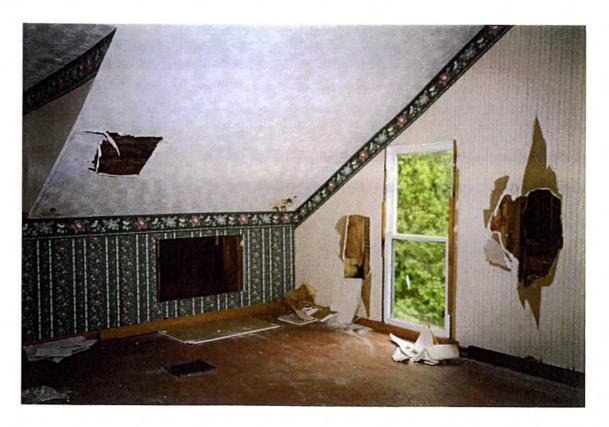


Figure 48. Chamberlain House east bedroom (Room 202), view looking northeast, May 2001.



Figure 49. Chamberlain House east bedroom (Room 202), view looking southwest, May 2001.



Figure 50. Chamberlain House middle bedroom (Room 203), view looking southwest, May 2001.



Figure 51. Chamberlain House middle bedroom (Room 203), view looking northwest, May 2001.



Figure 52. Chamberlain House west bedroom (Room 204), view looking southeast, May 2001.



Figure 53. Chamberlain House west bedroom (Room 204), view looking northwest, May 2001.



Figure 54.

Chamberlain House, underside of early roof sheathing boards in the east bedroom (Room 202), May 2001 (left).

Figure 55.

Chamberlain House, wall studs and back sides of early board siding, north wall of the west bedroom (Room 204), May 2001 (below).

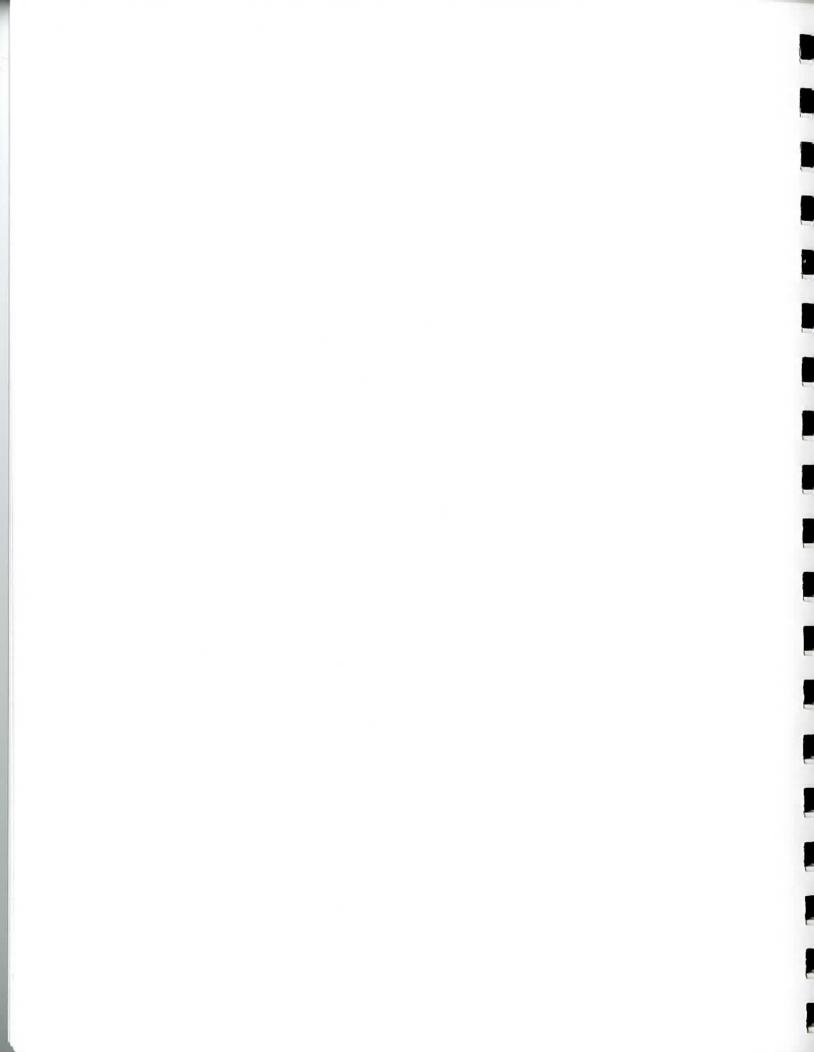




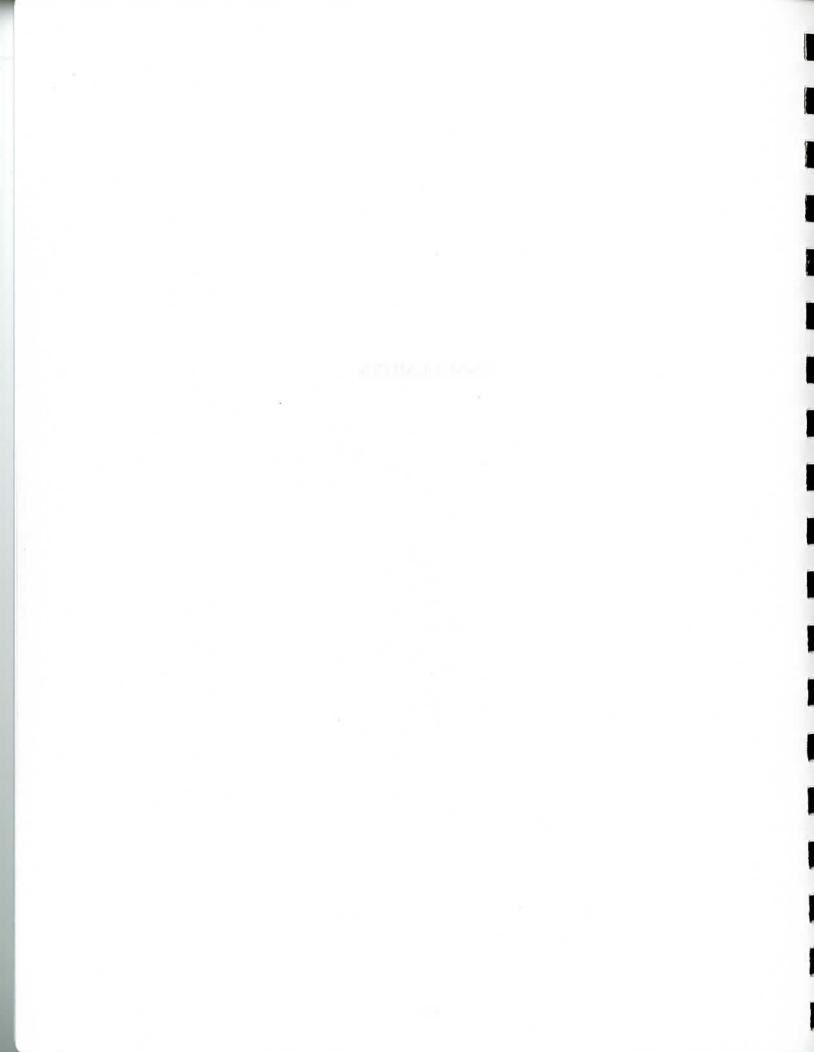
Figure 56. Chamberlain House, early chimney base in the cellar crawl space, May 2001.



Figure 57. Chamberlain House, cellar crawl space, view looking southwest, May 2001.



# CONCLUSIONS



# CHAMBERLAIN RESIDENCE

It is clear from an examination of the documentary sources and physical evidence that the house at 1 Seneca Street is a surviving remnant of the mill dwelling that had been owned and occupied by Jacob P. Chamberlain and his family circa 1844 to 1851. The house served as a convenient dwelling house for the miller of the nearby Lower Red Mill, a grist mill on the lower Seneca River that operated circa 1807-1852. The earliest-recorded occupant-owners of the mill were Samuel and William Bayard (circa 1833-35), according to descriptions in the property deeds and mortgage documents. The earliest map showing the house is dated 1836. Later residents included Richard Richardson (circa 1835-36), Isaac W. Elmore (circa 1836-41), and Jacob P. Chamberlain (circa 1844-51). Confirmation that the Chamberlain family was residing in the Seneca Street house in 1850 is provided by information contained in the federal census for that year. One of Chamberlain's sons later recalled his father's ownership of the Lower Red Mill and the family's occupation of "the long two-story frame house on the brow of Seneca street, which belonged to the mill property."100 Chamberlain sold the mill and its house in 1851, relocating to the recently acquired Dey Mill and a nearby residence on Fall Street. Successive owners of Chamberlain's Lower Red Mill property have included Edward Mynderse, John Shoemaker and George Daniels (1851-64), John P. Cowing (1864-78), Albert Cook (1878-82), Rumsey and Company (1882-1913), the Durling family (1913-63), and the Baldwin Family (1963-93). The property was acquired by the Trust for Public Land in 1993, and was transferred to the United States of America for inclusion in Women's Rights National Historical Park in 1996.

# SIGNIFICANCE OF THE CHAMBERLAIN HOUSE

by Barbara Yocum and Anne Derousie, Historian

The house at 1 Seneca Street is significant for having been the home of Jacob Payson Chamberlain, neighbor of Elizabeth Cady Stanton and one of the signers of the Woman's Rights Declaration of Sentiments in July 1848. The question has been raised, however, as to whether or not the "Jacob Chamberlain" who signed the Declaration was the same Jacob P. Chamberlain who lived on Seneca Street, or one of his two cousins who lived several miles west of the village of Seneca Falls. These were Jacob Chamberlain and Jacob M. Chamberlain. Jacob Chamberlain was 72 years of age in 1848, and his son Jacob M. was 38. Both worked as farmers, according to the Federal Census of 1850. The senior Jacob had also owned and operated a distillery and gristmill, the latter in partnership with Richard P. Hunt, a signer of the Declaration of Sentiments. There is no evidence to show, however, that either of these Chamberlains was actively involved in political or social reform movements. The three Jacobs appear to have been aware of the potential for confusion and were therefore careful to use their middle initials when signing legal documents.

The uncertainty concerning the identification of Jacob P. Chamberlain as the signer arises because the original signed document has not survived, although two transcribed lists are known.

Harrison Chamberlain, "Farly Flouring Mills" (Part II), Papers read before the Seneca Falls Historical Society for the year 1906, p. 12.

Harrison Chamberlain, "The Kingdom," Historical Papers Read Before the Seneca Falls Historical Society for the year 1903, pp. 19-20; Deed Book S, p. 41, County Clerk's Office, Seneca County Office Building.

<sup>&</sup>lt;sup>102</sup> Anne M. Derousie, "Jacob P. Chamberlain (1802-1878)," Jan. 14, 2000, p. 6.

One is from the minutes of the Woman's Rights Convention published in 1848; the other is from the 60<sup>th</sup> anniversary celebration of the convention in 1908. The spellings of six names were corrected on the anniversary list, including "Jacob Chamberlain" whose name appears as "Jacob P. Chamberlain" in 1908. Other changes in which the correct names can be verified indicate that the edited list is the more accurate of the two.

Circumstantial evidence also supports Jacob P. Chamberlain as the signer. A major source of support for the Woman's Rights Convention came from the local Free Soil movement in Seneca Falls. Jacob P. Chamberlain was the president of that local gathering and a delegate to the national Free Soil Convention in Buffalo, New York. Although it is not certain, it nevertheless seems likely that Jacob P. Chamberlain of 1 Seneca Street was the signer of the Declaration of Sentiments.

The Chamberlain House is also significant for the association it may have had with Elizabeth Cady Stanton, both before and during her residency on nearby Washington Street. The house and the mill property with which it was associated were in close proximity to the home of Elizabeth Cady Stanton during the years she resided in Seneca Falls (1846-62). Further, her acquaintance with the house and its earlier owners, Samuel and William Bayard, may have preceded her move to Seneca Falls. Elizabeth visited her sister and brother-in-law, Trephena and Edward Bayard, in Seneca Falls and may have been acquainted with Samuel and William Bayard during the 1833-35 period when they occupied the house that was later owned by Jacob P. Chamberlain. 104

The significance of the Chamberlain property to the Stanton family did not end with the relocation of the Chamberlain family in 1851. Stanton wrote of the mill's transformation to a distillery in 1852, sarcastically commenting on its unpleasant odors. The adjacent canal from which the mill, and later the distillery, obtained its power also served as a forbidden playground for the Stanton's sons. These neighborhood features—the nearby mill/distillery and canal, together with the house at 1 Seneca Street, were an important part of the Stanton family experience in Seneca Falls.

# PERIOD OF SIGNIFICANCE

The period of significance for the Chamberlain House and property has been defined as spanning the years 1833, when Samuel and William Bayard were in residence, to 1862, Elizabeth Cady Stanton's last year in Seneca Falls.

Report of the Woman's Rights Convention, Held at Seneca Falls, N.Y., July 19<sup>th</sup> and 20<sup>th</sup>, 1848 (Rochester, N.Y.: printed by John Dick, at the North Star Office; reprinted courtesy of the Seneca Falls Historical Society, Seneca Falls, N.Y. Elizabeth Cady Stanton, Our Roll of Honor, signatures to the "Declaration of Sentiments" Set Forth by the First Woman's Rights Convention held at Seneca Falls, New York July 19-20, 1848, with emendations by her daughter, Harriet Stanton Blatch (Manuscript Division, Library of Congress). Blatch edited the spelling of five names (four correctly), and added the middle initial "P." to Jacob Chamberlain.

<sup>&</sup>lt;sup>104</sup> Elisabeth Griffith, In Her Own Right: The Life of Elizabeth Cady Stanton (New York: Oxford University Press, 1984), p. 23.

<sup>&</sup>lt;sup>105</sup> The youngest son was once set afloat by his three older brothers, and upon rescue was found to be "as blue as indigo." Elizabeth Cady Stanton, Eighty Years and More: Reminiscences 1815-1897 (1898 reprint, Boston: Northeastern University Press, 1993).

### EXISTING CONDITIONS

The house as it survives today is considerably altered from its appearance during the historic period of 1833 to 1862. The eastern one-third is missing, having been demolished sometime after Harrison Chamberlain's description of the house as being "long" in 1906, and before a circa-1913 photograph showing it foreshortened as today. A major remodeling occurred sometime after circa 1913, perhaps when Stephen and Mary Durling acquired the house in 1938. Outside, the exterior board siding was covered with wood shingles, the front porch was enclosed, new window sashes were installed, and three dormers were added to the roof. Outbuildings attributed to the Durlings include an enlarged hen house, a small garage, and a boat house. Inside, the old chimney was removed below the level of the first floor and a new stair installed in its place, two hung chimneys for stove-pipe connections were constructed in the second story, and the old lime-plaster walls and ceilings were repaired using gypsum plaster. Improvements made by the Baldwin family included the installation of a central hot-water heating system. An enclosed porch of unknown antiquity was removed from the north side of the house and two new rooms were constructed in its place in 1973. The exterior was covered with asbestos shingles at this time, and a fireplace installed at the east wall of Room 102. All the old interior doors and one exterior door have been replaced with new doors. Interior walls have been removed and new walls constructed. Finally, all old and new interior surfaces have been covered with new materials such as carpeting and narrow hardwood floorboards on the floors; beaverboard, plasterboard, lauan paneling, pine paneling, and wallpaper on the walls; and plasterboard, textured plaster, and acoustical tiles on the ceilings.

Despite these extensive alterations, historic building fabric has survived at the Chamberlain House. The stone foundation and channey base of the missing eastern portion of the house were uncovered by archeologists in 1998. The existing house represents the western two thirds of the historic house. The following historic building fabric was identified by the architectural investigation: stone foundation walls, stone and brick chimney base, post-and-beam frame, roof framing and sheathing boards, board siding applied directly to wall studs, selected window openings, some interior walls and ceilings finished with plaster, and early plain-board woodwork trim at one partition in the second story. The framing materials were observed to have both hand-hewn and reciprocal-sawn members. Nails used to assemble the house are an early machine cut type. Mortar sampled from the stone foundation and chimney base is a clay type with visible lime inclusions. Early plaster finishing the interior walls and ceilings is a lime type with hair binder applied to reciprocal- and circular-sawn lath. The earliest painted finishes on the exterior of the house date to approximately the last quarter of the 19<sup>th</sup> century, based on the few number of surviving paint layers. No historic paint or wallpaper schemes were identified for the interior rooms, lacking conclusive physical evidence.

#### ORIGINAL CONSTRUCTION

The documentary evidence indicates that the house was occupied by Samuel and William Bayard, who owned property from 1833 to 1835. Other studies have therefore concluded that it was the Bayards who constructed the house. The architectural evidence uncovered by a physical examination of the building suggests a more complicated evolution, however. The western portion of the existing house, measuring approximately 29' long by 20 ½' wide, may have originally served as a warehouse-type structure, based on the unusually large size and close spacing of the first-story floor joists. A construction date of circa 1810-15 is suggested by the machine-cut nails securing the

wall studs and the exterior board siding, which exhibit manufacturing characteristics found in early 19<sup>th</sup>-century nails. This structure was likely associated with the nearby Lower Red Mill constructed in 1807. It may have been one of the facilities advertised in 1817 as providing "ample storage for 30,000 bushels of wheat." Whether the structure was moved to this location or was built on its present site is not known.

The eastern portion of the existing house, which measures approximately 18' long, has first-floor joists of a size and spacing more typical of residential structures. The walls have post-and-beam framing and board siding similar to the west portion of the house. Unfortunately, no intact nail samples were obtained from the framing or siding in this area. It is therefore not known if the house was constructed at one time with two separate functions (warehouse and residential/other), or if it was lengthened at some later date. A butt joint in the ground sill at the north wall suggests the latter possibility.

The interior rooms of both the western and eastern portions of the existing house appear to have been finished in one episode of plastering. This plaster was applied to the walls and ceilings of the first- and second-story rooms. The plaster is lime type with hair binder. Dating of the plaster was achieved by studying the lath substrate and the lath nails. Evidence of circular-saw marks on the lath indicate a date of sometime after 1820, while the nails used to secure the lath are a type typically manufactured between 1815 and 1840. It is therefore conceivable that William and Samuel Bayard were responsible for finishing, and possibly enlarging, an earlier existing structure to serve as a residence upon their acquisition of the property in 1833.

Additional information will undoubtedly be revealed following more complete removal of modern materials from both the exterior and interior surfaces of the building.

#### LATER CHAMBERLAIN ABODE

Jacob P. Chamberlain and his family appear to have moved in 1851 from their dwelling on Seneca Street to a house on the south side of Fall Street, which was adjacent to a mill acquired the previous year from the widow of Charles Day. "J.P. Chamberlain" is recorded in this location on the Seneca Falls map of 1856, and was noted to be residing at "33 Fall" Street in the Seneca Falls directory of 1862-63, and at "Fall bel[ow] Ovid" in the directory of 1874-75. An engraving of the house, in the Greek-Revival style, was published in the 1876 History of Seneca County (fig. 4). It was here, in the family residence, that Jacob P. Chamberlain and his wife Catharine died within weeks of one another in the fall of 1878. The house was demolished for the creation of Van Cleef Lake in 1915 (fig. 5).

### RECOMMENDATIONS

The challenge of the Chamberlain House is deciding its future treatment and use. The architectural investigation has determined that the existing house is in fact a remnant of the early house that has been severely altered over the years, including the demolition of the eastern one-third of the house. Extensive removal of the later accretions of modern building materials from both exterior and interior surfaces would be necessary to ascertain if sufficient physical evidence remains to undertake a restoration. Archeological excavations conducted in 1998 documented the existence of the chimney base, building foundation, and associated deposits for the missing portion of the house. The historic period of significance for the house has been defined as 1833 to 1862. The target date for treatment purposes would therefore be 1862, the last year of the period of significance.

Three treatment options for the Chamberlain House are preservation, rehabilitation, and restoration. These are defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties as follows:

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation is the act or process of making possible a compatible use for the property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods of its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Architectural and archeological issues associated with the three treatment options for the Chamberlain House are summarized below, by architectural conservator Barbara A. Yocum and archeologist William A. Griswold. Potential uses for the house are mentioned, but are not discussed in detail.

### 1. Preserve the Chamberlain House

### Architectural Issues

Preservation would entail identifying and preserving the significant historic building fabric and features of the house. Those portions of the building that were determined to be

historic would be stabilized, repaired, and saved. There would be no attempt to recreate (or restore) missing portions of the building. Later, non-historic building fabric could be removed, as deemed appropriate.

### Archeological Issues

Option 1, preservation of the house, would have minimal impact upon the archeological record. Existing utilities could be utilized and new ones (fire and security) could be installed, presumably with minimal impact, although 106 compliance work would be necessary to install the new utilities. Preservation could, however, allow for basic interpretation of previously discovered archeological remains while affording the protection and preservation of in situ remains.

### 2. Rehabilitate the Chamberlain House

### Architectural Issues

Rehabilitation of the Chamberlain House would adaptively reuse the existing structure to accommodate a new use, such as a visitor contact station for the Stanton House. Historic building fabric and features would be preserved, and new fabric and utilities would be introduced as required. Rehabilitation would both preserve the Chamberlain House and enable its continued use as a viable, functioning building.

### Archeological Issues

Option 2, rehabilitation of the Chamberlain House, could capitalize on the uniqueness of the property. If rehabilitated as a contact station for the Stanton House, efforts could be made, at least in part, to interpret the archeological remains with the surviving architectural elements of the house. This would allow the visitor to conceptualize the appearance of the original building exterior (and possibly some interior elements) based on the archeological and architectural remains. While some new fabric and utilities would be introduced to communicate information about Elizabeth Cady Stanton, her house, and environment, much of the non-rehabilitated portion of the building and archeological remains could be interpreted to the public. Compliance related excavations would be necessary for the system upgrades associated with the rehabilitated building.

### 3. Restore the Chamberlain House

### **Architectural Issues**

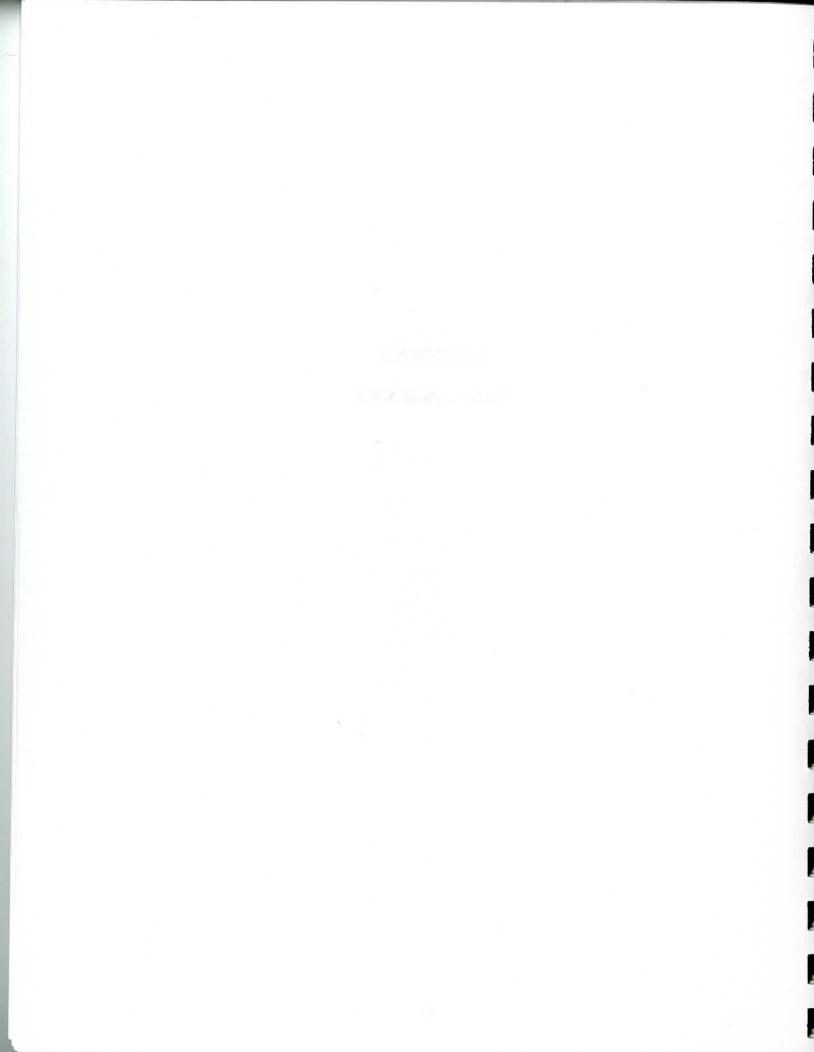
A considerable amount of investigative work would be required to determine if it is even feasible to undertake an authentic exterior and/or interior restoration of the house to the historic 1862 time period, given the extensive remodelings of the 20<sup>th</sup> century. The first step would be to remove the layers of modern materials that have been applied over the years since 1862, such as the woodshingle and asbestos siding on the exterior walls, the paneling and plasterboard on the interior walls and ceilings, and the later carpeting and floorboards. The porch on the south side would be demolished, as would the two-room addition on the north side of the house and the roof dormers.

Modern plumbing fixtures, kitchen cabinets, and heating equipment would be removed. This would leave the historic core of the house, which should be recorded and studied in detail for evidence of historic architectural elements and details. Although the eastern one-third of the house is missing today, its outline could be recreated in some form as yet to be determined.

### Archeological Issues

Extensive archeological work would be required for Option 3. While far from certain, archeological investigations may illuminate features connected with the missing and extant portions of the house, especially as they relate to the exterior of the building. In addition to the previously discovered building elements (foundation and chimney base), excavations around the missing portion of the house may uncover the location of windows, doorways, and utility systems. Excavations around the entire house may uncover additional elements including activity areas (gardens, play areas, etc.) and subsidiary structures associated with the house (wells, cisterns, privies, etc.). While the archeological investigations could contribute a significant amount of information, archeology alone would not be able to provide as much information as would be required for restoration.

### APPENDIX A NAILS ANALYSIS



### **OBJECTIVE**

The objective of studying the nails at the Chamberlain House was to gain a better understanding of the architectural evolution and dates of construction of the various parts of the building.

### METHODOLOGY

Nails were obtained by NPS maintenance worker Charles Taylor, under the direction of Barbara Yocum. A three-part log number was assigned to each nail sample. The first sample, for example, was designated "WORI 08 N01." "WORI: signifies Women's Rights National Historical Park; "08" is the structure number for the Chamberlain House; the letter "N" indicates that the sample is a nail; and the number "01" denotes the first sample.

Dating of the nails was accomplished using Lee Nelson's publication, *Nail Chronology as an Aid to Dating Old Buildings* (Technical Leaflet 48, published 1968). Nail-dating expertise was also provided by Maureen Phillips, Architectural Conservator at the Northeast Cultural Resources Center. Machine-cut nails were commonly used in the 19<sup>th</sup> century; wire nails superseded them in the 20<sup>th</sup> century. Characteristics of machine-cut nails that are useful in their dating include point type (round or shear), and the locations of manufacturing burrs on the shafts. Nails with rounded points were typically cut from a single nail plate, as was typical before about 1840. Nails with burrs on diagonal sides of the shaft were cut from a stationary (not flipped) plate, an early technique used before about 1815. Later technology (after circa 1815) flipped the plate, creating burrs on the same side of the nail shaft. These characteristics were useful in dating the seven nail samples from the Chamberlain House described below.

### NAIL-SAMPLE LOCATIONS & DESCRIPTIONS

### WORI 08 N01

Location: nails securing studs, post-and-beam frame, north wall of Room 204.

Description: two machine-cut nails with rounded points, burrs on diagonal sides of shaft.

Circa Date: 1810-15

### WORI 08 N02

Location: nails securing exterior board siding, south elevation, west side between windows.

Description: one modern wire nail, one partial (broken) machine-cut nail.

Circa Date: wire nail is 20th century; insufficient information to evaluate cut nail.

### WORI 08 N03

Location: nails securing board siding, west gable end.

Description: one machine-cut nail with rounded point, burrs on diagonal sides of shaft.

Circa Date: 1810-15

### WORI 08 N04

Location: nails securing board siding, north elevation west side.

Description: two broken machine-cut nails, one intact machine-cut nail with rounded point and burrs on diagonal sides of shaft.

Circa Date: 1810-15

### WORI 08 N05

Location: nails securing board siding, north elevation west side, adjacent to flush-board siding at former porch.

Description: one wire nail; three machine-cut nails with rounded points and burrs on diagonal sides of shaft.

Circa Date: 1810-15

### WORI 08 N06

Location: nail that formerly secured lath to a wall stud, now covered by plasterboard, west wall of Room 202.

Description: one machine-cut nail with damaged point and burrs on same side of shaft.

Circa Date: 1820-40

### WORI 08 N07

Location: nail securing circular-sawn lath, east wall of Room 203.

Description: one machine cut nail with rounded point and burrs on same side of shaft.

Circa Date: 1820-40

### CONCLUSIONS

The information obtained from the limited nail sampling at the Chamberlain House strongly suggests that the post-and-beam frame and the board siding of the existing western portion of the house are early, with a conjectured construction date of circa 1810-15. This corresponds to the portion of the house with extra-large and closely spaced floor joists in the first story, roughly located west of the present front doorway in the south elevation. The interior plaster is clearly later, dating to circa 1820-40, based on the physical evidence provided by the circular-sawn lath and machine-cut lath nails. This suggests that the western portion of the house may have existed for a period of time as an unfinished utilitarian structure, such as a warehouse. No intact nail samples were obtained from the post-and-beam frame or the board siding at the eastern end of the house, which may have been added when the structure was converted to use as a residence.

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### APPENDIX B MORTAR ANALYSIS

### **OBJECTIVE**

The objective of doing mortar analysis at the Chamberlain House was to gain a better understanding of the physical evolution of the house by studying samples of foundation mortar and interior plaster.

### METHODOLOGY

Fourteen mortar/plaster samples were removed from the foundation, walls, and ceilings of the Chamberlain House. A three-part log number was assigned to each mortar sample. The first sample, for example, was designated "WORI 08 M01." "WORI" signifies Women's Rights National Historical Park; "08" is the structure number for the Chamberlain House; the letter "M" indicates that the sample is mortar; and the number "01" denotes the first sample. Samples with painted finishes were also assigned separate paint-sample numbers (see Appendix C, "Paint Analysis").

Analysis of the mortar/plaster samples was undertaken at the laboratory of the Northeast Cultural Resources Center in Lowell, Massachusetts. This involved first recording the physical characteristics of each sample, such as color, binder type, and painted or other finishes. The sample was next cleaned of all finishes and pulverized using a mortar and pestle. The pulverized sample was then transferred to a glass beaker and swirled in a diluted solution of hydrochloric acid (HCl—one part 38% HCl to five parts water), in order to separate the sand component. The sand was thoroughly rinsed with water and dried under heat lamps.

### MORTAR-SAMPLE LOCATIONS

WORI 08 M01	Room 102, south plaster wall
WORI 08 M02	Room 102, east plaster wall
WORI 08 M03	Room 103, plaster ceiling
WORI 08 M04	Room 201, plaster ceiling (#1)
WORI 08 M05	Room 201, plaster ceiling (#2)
WORI 08 M06	Room 203, west plaster wall
WORI 08 M07	Room 203, plaster ceiling
WORI 08 M08	Cellar crawl space, north foundation wall
WORI 08 M09	Cellar crawl space, chimney foundation
WORI 08 M10	Room 201, hung chimney at west wall
WORI 08 M11	Room 203, hung chimney at west wall
WORI 08 M12	Room 103, west plaster wall
WORI 08 M13	Room 203, east plaster wall
WORI 08 M14	Room 201, east plaster wall (keys)

### MORTAR-SAMPLE DESCRIPTIONS

### Cellar Crawl Space

### **WORI 08 M08**

Sample Type: mortar.

Location: interior side of the north stone foundation wall, near ceiling hatch.

Paint Sample: none.

Analysis Results: sample M08 is a brown-color mortar with high clay content and visible white-lime inclusions. It is similar in both type and appearance to sample M09 from the remnants of the nearby chimney base.

Circa Date: 19th century

### WORI 08 M09

Sample Type: mortar.

Location: mortar from the remnants of the original chimney foundation.

Paint Sample: none.

Analysis Results: sample M09 is a brown-color mortar with high clay content and visible white-lime inclusions. It is similar in both type and appearance to sample M08 from the nearby north foundation wall.

Circa Date: 19th century.

### Room 102

### WORI 08 M01

Sample Type: two layers of plaster on sawn lath.

Location: south plaster wall, covered by lauan paneling.

Paint Sample: WORI 08 P23.

Analysis Results: sample M01 is a lime plaster with hair binder, over which has been applied a later gypsum plaster with wood-fiber binder. No painted or other finishes were observed between the two layers of plaster (WORI 01 P23), suggesting either a kalsomine or wallpaper finish that had been removed. The sand component is a light brown color.

Circa Dates: first plaster layer, 1833-35; second plaster layer, 1938.

### WORI 08 M02

Sample Type: plaster on sawn lath.

Location: east plaster wall covered by lauan paneling.

Paint Sample: WORI 08 P24.

Analysis Results: sample M02 is a lime plaster with hair binder, similar to M01 from the south wall. Unlike M01, no later patching plaster had been applied to the sample. Six painted finishes in pastel colors were observed in paint sample P24, the last four of which had been also been applied to the gypsum patching plaster on the adjacent south wall. The sand component is a light brown color. Samples M01 and M02 appear to be contemporary.

Circa Date: 1833-35.

### Room 103

### WORI 08 M03

Sample Type: plaster on sawn lath.

Location: Room: living-room area, ceiling plaster covered by acoustical tiles.

Paint Sample: WORI 08 P27.

Analysis Results: sample M03 is a lime plaster with hair binder. Two painted finishes, light yellow and light gray, were observed in paint sample P27.

Circa Date: 1833-35.

### WORI 08 M12

Sample Type: plaster on sawn lath.

Location: west plaster wall covered by lauan paneling.

Paint Sample: WORI 08 P54.

Analysis Results: sample M12 is a lime plaster with hair binder. Five painted finishes were observed in paint sample P54. The earliest paint layer is light yellow, followed by two layers of white, light green, and light gray.

Circa Date: 1833-35.

### Room 201

### WORI 08 M04

Sample Type: plaster on sawn lath.

Location: ceiling plaster covered by plasterboard.

Paint Sample: WORI 01 P29.

Analysis Results: sample M04 is a lime plaster with hair binder. The ceiling has also been patched using a gypsum plaster (see sample M05). Approximately five layers of cream-white paint applied to the lime plaster were observed in paint sample P29.

Circa Date: 1833-35.

### **WORI 08 M05**

Sample Type: plaster on sawn lath.

Location: ceiling plaster covered by plasterboard.

Paint Sample: WORI 01 P29.

Analysis Results: sample M05 is a later gypsum plaster with wood-fiber binder that was used to repair the earlier lime-plaster ceiling. The ceiling has been finished with two layers of ceiling paper, which was later painted blue-green, then pink-beige, according to the analysis of paint sample P29.

Circa Date: 1938.

### WORI 08 M10

Sample Type: plaster (on brick?).

Location: hung chimney at west wall.

Paint Sample: WORI 08 P28.

Analysis Results: sample M10 is a later gypsum plaster with wood-fiber binder. The plaster is presumably contemporary with the hung chimney to which it is applied. It is identical to plaster sample M11 from the hung chimney in Room 203. It is finished with three layers of wallpaper, as observed in sample P28.

Circa Date: 1938.

### WORI 08 M14

Sample Type: plaster on sawn lath. The sample is a plaster key that was obtained from the back side of the wall in the adjacent room (Room 202).

Location: Room: east plaster wall.

Paint Sample: none.

Analysis Results: sample M14 is a later gypsum plaster with wood-fiber binder. Additional investigation would be required to determine if the entire partition wall is finished with this plaster.

Circa Date: 1938.

### Room 202

### WORI 08 M06

Sample Type: plaster on sawn lath.

Location: west plaster wall in closet.

Paint Sample: WORI 08 P33.

Analysis Results: sample M06 is a lime plaster with hair binder. The plaster has several finishes, observed in paint sample P33: two layers of cream-color paint, white, and light yellow, followed by a green-painted wallpaper.

Circa Date: 1833-35.

### WORI 08 M07

Sample Type: plaster on sawn lath.

Location: ceiling plaster covered by plasterboard.

Paint Sample: WORI 08 P37.

Analysis Results: sample M07 is a later gypsum plaster with wood-fiber binder. Paint and wallpaper finishes observed in paint sample P37 include a light-yellow paint covered by a ceiling paper that was most recently painted green. This plaster may be contemporary with the dormer installed circa 1938.

Circa Date: 1938.

### WORI 08 M11

Sample Type: plaster (on brick?).

Location: hung chimney at west wall.

Paint Sample: WORI 08 P36.

Analysis Results: sample M11 is a later gypsum plaster with wood-fiber binder. The plaster is presumably contemporary with the hung chimney to which it is applied. It is identical to plaster sample M10 from the hung chimney in Room 201. The plaster was first painted light yellow, then covered with wallpaper that was most recently painted green, as observed in sample P36.

Circa Date: 1938.

### WORI 0EM13

Sample Type: plaster on sawn lath.

Location: east plaster wall covered by paneling.

Paint Sample: WORI 08 P55.

Analysis Results: sample M13 is a lime plaster with hair binder. The following finishes were observed in paint sample P55: two layers of white followed by a green-painted wallpaper.

Circa Date: 1833-35.

### GENERAL OBSERVATIONS: PLASTER

Plaster was found to have survived in several rooms in the first and second stories of the Chamberlain House: Rooms 102, 103, 107 (ceiling—no samples taken), 201, and 203. Plaster appears to have been completely removed from Room 103A, Room 202, and Room 204. More extensive removal of the modern materials covering wall and ceiling surfaces will be required in order to better assess the extent and condition of the surviving plaster in the house.

Two types of plaster were observed at the Chamberlain House. The first is a lime plaster with hair binder applied to sawn lath (samples M01-04, M06, M12, & M14). The lath exhibits circular-saw marks and is attached to the wall studs with early machine-cut nails. Patents for rotary saws were issued in the United States beginning in 1820<sup>104</sup>; the lath nails are of a type typically manufactured circa 1815 to 1840. The lime plaster therefore likely dates to sometime between 1820 and 1840, and may have been applied during the occupation of William and Samuel Bayard circa 1833-35. Walls from which the plaster is missing retain the physical evidence of white plaster stains

<sup>&</sup>lt;sup>104</sup> J. Leander Bishop, A History of American Manufacturers from 1608 to 1860, p. 265.

and lath nail holes on the wall studs. This evidence indicates only one episode plastering, which was later removed and/or covered by 20<sup>th</sup> century materials.

The second type of plaster is a later gypsum type 105 with wood-fiber binder. This plaster was found applied over the earlier lime plaster wall in Room 102 (M01) and the ceiling in Room 201 (M05), on the two later hung chimneys in the second story (M10 & M11), on the east wall of Room 201 (M14), and on the ceiling adjacent to the later north dormer in Room 203 (M07). This later plaster is believed to be contemporary with alterations and repairs that were made to the house around 1938, such as the installation of new chimneys and roof dormers.

### GENERAL OBSERVATIONS: FOUNDATION MORTAR

Two samples of early mortar were removed from the foundation walls: one from the north interior foundation of the house, the other from the old chimney base. Both samples are a brown color, with high clay content and large white-lime inclusions. The two samples are presumably contemporary and date to the early 19<sup>th</sup> century.

<sup>&</sup>lt;sup>105</sup> Commercial production of calcined gypsum that was used for various building materials, including plaster, began in this country in the 1890s. (Source: Thomas C. Jester, ed, *Twentieth-Century Building Materials*, "Gypsum Block and Tile" by Susan M. Escherick, The McGraw-Hill Companies, 1995, p. 163.)

### APPENDIX C PAINT ANALYSIS

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### **OBJECTIVE**

The objective of doing paint analysis at the Chamberlain House was to gain a better understanding of the physical evolution of the house through its paint history.

### METHODOLOGY

A total of 55 paint samples were removed from selected exterior and interior painted features of the Chamberlain in May and July 2001. Samples were extracted using an X-Acto knife fitted with a number-18 blade. Each sample was placed in a separate labeled envelope. The samples were microscopically analyzed by Barbara Yocum, Architectural Conservator, at the paint laboratory of the Northeast Cultural Resources Center, National Park Service, in Lowell, Massachusetts. Each sample was examined in cross section with a binocular microscope at 10 to 63 times magnification. The microscope used was a Nikon, model SMZ-2T.

Certain characteristics of each paint layer were noted and recorded, such as the paint color and the presence/absence of lead. Lead paints were identified by a spot chemical test using a solution of sodium sulfide and water. Dirt layers and/or poor adhesion between paint layers, were useful in distinguishing primer coats from finish paint layers.

A three-part log number was assigned to each paint sample. The first sample, for example, was designated "WORI 08 P01." "WORI" signifies Women's Rights National Historical Park; "08" is the structure number for the Chamberlain House; the letter "P" indicates that the sample is paint; and the number "01" denotes the first sample.

Dating of individual paint layers was based on the conjectural dates of construction and remodeling of the various parts of the house. The exterior shingle siding, for example, is believed to have been installed around 1938. A date of "1938" was therefore assigned to the earliest painted finish on the shingles.

### PAINT SAMPLE LOCATIONS

The locations of the paint samples removed from the Chamberlain House are described below:

WORI 08 P01	Exterior clapboard siding, west elevation of south porch, covered by asbestos siding.
WORI 08 P02	Exterior board siding, west side of south elevation, covered by wood shingles and asbestos siding.
WORI 08 P03	Exterior window trim molding contemporary with shingle siding, in the vicinity of the later octagonal window, west side of south elevation.
WORI 08 P04	Exterior wood-shingle siding covered by asbestos shingles, west side of south dormer.

APPENDIX C	PAINT ANALYSIS
WORI 08 P05	Exterior beaded corner board, southwest corner, covered by wood shingles and asbestos siding.
WORI 08 P06	Exterior board siding, south side of west elevation, covered by wood shingles and asbestos siding.
WORI 08 P07	Exterior wood-shingle siding, south side of west elevation, covered by asbestos siding.
WORI 08 P08	Exterior board siding, north side of west elevation, covered by wood shingles and asbestos siding.
WORI 08 P09	Exterior wood-shingle siding, north side of west elevation, covered by asbestos siding.
WORI 08 P10	Exterior northwest corner board, covered by wood shingles and asbestos siding.
WORI 08 P11	Exterior board siding, west side of north elevation, covered by wood shingles and asbestos siding.
WORI 08 P12	Exterior wood-shingle siding, west side of north elevation, covered by asbestos siding.
WORI 08 P13	Exterior flush-board siding, north elevation, covered by wood shingles and asbestos siding.
WORI 08 P14	Exterior board siding, at east end of upper north wall covered by 1973 addition (attic space), covered by wood shingles.
WORI 08 P15	Exterior board siding, east end of upper north wall covered by 1973 addition (attic space), beneath wood shingles.
WORI 08 P16	Exterior board siding, center of upper north wall covered by 1973 addition (attic space), beneath wood shingles.
WORI 08 P17	Exterior board siding, wooden patch at upper north wall covered by 1973 addition (attic space), beneath wood shingles.
WORI 08 P18	Exterior board siding, at upper north wall covered by 1973 addition (attic space), beneath wood shingles.
WORI 08 P19	Exterior southeast corner board, covered by wood shingles and asbestos siding.
WORI 08 P20	Exterior clapboard siding held with wire nails, east elevation, covered by wood shingles and asbestos siding.

APPENDIX C	PAINT ANALYSIS
WORI 08 P21	Exterior southeast corner board, area covered by molding trim contemporary with wood- shingle siding.
WORI 08 P22	Exterior board siding, east end of south elevation, covered by wood shingles and asbestos siding.
WORI 08 P23	Room 102, plaster at south wall covered by lauan paneling. (See also plaster sample WORI 08 M01.)
WORI 08 P24	Room 102, plaster at east wall covered by lauan paneling. (See also plaster sample WORI 08 M02.)
WORI 08 P25	Room 102, beaver-board at north wall covered by lauan paneling.
WORI 08 P26	Room 103, beaver-board at south wall covered by lauan paneling.
WORI 08 P27	Room 103, ceiling plaster covered by acoustical tiles. (See also plaster sample WORI 08 M03.)
WORI 08 P28	Room 201, plaster on hung chimney at west wall.
WORI 08 P29	Room 201, plaster ceiling above plasterboard. (See also plaster sample WORI 08 M04.)
WORI 08 P30	Room 202, plasterboard on wood studs at south wall.
WORI 08 P31	Room 202, plasterboard ceiling, south slope.
WORI 08 P32	Room 203, window trim at south dormer window, attached with wire nails.
WORI 08 P33	Room 203, plaster at west wall, formerly covered by wood paneling. (See also mortar sample WORI 08 M06.)
WORI 08 P34	Room 203, baseboard at west wall inside closet.
WORI 08 P35	Room 203, edge of doorway trim inside closet.
WORI 08 P36	Room 203, plaster on hung chimney at west wall (within closet). (See also mortar sample WORI 08 M07.)
WORI 08 P37	Room 203, plaster ceiling covered by plasterboard.
WORI 08 P38	Room 204, plasterboard on wood studs at north and south walls.
WORI 08 P39	Room 204, baseboard at north wall.
WORI 08 P40	Room 204, north door jamb of east doorway.
WORI 08 P41	Room 204, trim of east doorway.

WORI 08 P42	Room 204, trim of northwest window.
WORI 08 P43	Exterior southeast corner board, later molded trim (contemporary with wood shingles).
WORI 08 P44	Exterior eave (old), at west end of south elevation, painted gray.
WORI 08 P45	Exterior eave (old), at west end of south elevation, painted white.
WORI 08 P46	Exterior eave extension, west gable end of house.
WORI 08 P47	Room 101, wood shingles at south wall.
WORI 08 P48	Room 101, trim and corner boards at south doorway (main entrance to house).
WORI 08 P49	Room 101, exterior board siding at south wall, covered by wood shingles, between doorway and southeast window.
WORI 08 P50	Room 101, exterior board siding at south wall, covered by wood shingles, below southeast window.
WORI 08 P51	Room 101, window trim of south-wall window, west of main entrance doorway.
WORI 08 P52	Room 101, molding added to window trim, contemporary with wood shingles.
WORI 08 P53	Room 101, one-over-one sashes of south-wall window, west of main entrance doorway.
WORI 08 P54	Room 103, west plaster wall covered by lauan paneling.
WORI 08 P55	Room 203, east plaster wall covered by paneling. (See also plaster sample WORI 08 P14.)

# PAINT-SAMPLE CHROMOCHRONOLOGIES: **EXTERIOR BOARD SIDING (1)**

Paint Sample:	WORI 08 P01	WORI 08 P02	<b>WORI 08 P06</b>	WORI 08 P08	WORI 08 P11	WORI 08 P13
Element:	Exterior clapboard	Exterior board	Exterior board	Exterior board	Exterior board	Exterior flush-
	siding, west	siding, west side of	siding, west	siding, north side	siding, west side of	installed board
	elevation of porch	south elevation	elevation at south	of west elevation	north elevation	siding at former
			сотег			porch, north elevation
Substrate:	Wood	Wood	Wood	Wood	Wood	Wood
Circa Date:	Post-1913	1810-15	1810-15	1810-15	1810-15	19th century?
1810-15			The second			
I often 10th genetical		*order order*			vellow-orange*	
Latel 12 Celiffully		Jenon Olange			brown	orav*
		white*			gray	gray*
		white*				gray*
		gray				gray*
1906-13		green	dark green	dark green	dark green	dark green
		green			[beach]	
		white*	white	white*	white*	white*
					white*	
		light gray*	light gray*	light gray*		gray*
	light gray*	gray*	gray*	gray*	gray*	gray*
	white*	white*	white*	white*	white*	white*
1938	white*	wood shingles	wood shingles	wood shingles	wood shingles	wood shingles
	white*					
X	medium gray					
	light green	Winner Property and the				
	blue-green		- Invalid			
	dark gray					
	light gray dark gray					
1973	ashestos shinoles	ashestos shingles	asbestos shingles	asbestos shingles	asbestos shingles	asbestos shingles

Key:
\* Denotes lead content.

# PAINT-SAMPLE CHROMOCHRONOLOGIES: EXTERIOR BOARD SIDING (2)

Paint Sample:	WORI 08 P14	WORI 08 P15	WORI 08 P16	WORI 08 P17	WORI 08 P18	WORI 08 P20
Element:	Exterior board	Exterior board	Exterior board	Patch in exterior	Exterior board	Exterior clapboard
	siding, upper north	siding, upper north	siding, upper north	board siding, upper	siding, upper north	siding, east
	wall covered by	wall covered by	wall covered by	north wall covered	wall covered by	elevation
	1973 addition	1973 addition	1973 addition	by 1973 addition	1973 addition	
Substrate:	Wood	Wood	Wood	Wood	Wood	Wood
Circa Date:	1810-15?	1810-15?	1810-15?	1810-15?	1810-15?	1906-13
1810-15						
	[charring?]					
Later 19th century	yellow-orange*		yellow-orange*			
	brown		brown	brown	brown	
				gray*	gray*	
				gray*	gray*	
				gray*	gray*	
				gray*		
1906-13	dark green	dark green				
				[beach]	[peach] [light green]	
	white*	white*	white*	white*	white*	white*
	white*		white*	white*	white*	white*
	gray*	gray*	gray*	gray*	gray*	gray*
		gray*	gray*			
	white*	white*	white*	white*	white*	white*
		white*			white*	
1938	wood shingles	wood shingles	wood shingles	wood shingles.	wood shingles	wood shingles
1073	achestos chinoles	ashestos shinoles	asbestos shingles	asbestos shingles	asbestos shingles	asbestos shingles

122

Key:
\* Denotes lead content.

PAINT-SAMPLE CHROMOCHRONOLOGIES:

# **EXTERIOR BOARD SIDING (3)**

Paint Sample:	WORI 08 P22	WORI 08 P49	WORI 08 P50
Element:	Exterior board	Room 101, board	Room 101, board
	siding, east side of	siding at west side	siding beneath
	south elevation	of north elevation,	north window west
		between doorway	of main entrance
		& window	(patch?)
Substrate:	Wood	Wood	Wood
Circa Date:	1810-15?	1810-15?	1810-15?
1810-15?			
		-resmous-	
Later 19th century	yellow-orange*	yellow-orange*	yellow-orange*
	white*	white	white
	gray*		blue-gray
1906-13	dark green	dark green	dark green
		cream	white
	white*	gray	white
	ATT TO	gray	white
	gray*	white	gray
	white*		white
1938	wood shingles	wood shingles	wood shingles

Key:\* Denotes lead content.

# PAINT-SAMPLE CHROMOCHRONOLOGIES: EXTERIOR CORNER BOARDS

Paint Sample:	WORI 08 P05	WORI 08 P10	WORI 08 P19	WORI 08 P21	WORI 08 P43
Element:	Exterior beaded	Exterior comer	Exterior comer	Exterior comer	Exterior comer
	corner board,	board, northwest	board, southeast	board, beneath trim	board, southeast
	southwest corner	сотпет	corner	added for wood	corner, trim
				shingles	contemporary with wood shingles
Substrate:	Wood	Wood	Wood	Wood	Wood
Circa Date:	1810-15	1810-15	1906-13	1906-13	1938
1810-15	et.				
Later 19th century	dark green				
		brown			
	white*	white			
	light grav	white			
1906-13	dark green	dark green	dark-green [traces]	dark green [traces]	
		white*			
	light gray*	light gray*			
	white*	white*			
	white*				
					white*
1938	white*	white*	white*		white*
	medium gray	medium gray	medium gray		medium gray
	light green	light green	light green		light green
	blue-green	blue-green	blue-green		blue-green
	dark gray	dark gray	dark gray		dark gray
1973	asbestos shingles	asbestos shingles	asbestos shingles		asbestos shingles

Key:\* Denotes lead content.

# PAINT-SAMPLE CHROMOCHRONOLOGIES: EXTERIOR SHINGLE SIDING

Paint Sample:	WORI 08 P04	WORI 08 P07	WORI 08 P09	WORI 08 P12	WORI 08 P47
Element:	Exterior wood	Exterior wood	Exterior wood	Exterior wood	Room 101, wood
	shingles, west	shingles, south side	shingles, north side	shingles, west side	shingles at north
	elevation of south	of west elevation	of west elevation	of north elevation	elevation
	dormer				
Substrate:	Wood	Wood	Wood	Wood	Wood
Circa Date:	1938	1938	1938	1938	1938
1938	white*	white*	white*	white*	white*
	medium gray	medium gray	medium gray	medium gray	white*
	light green	light green	light green	light green	white
	blue-green	blue-green	blue-green	blue-green	pale green
	dark gray	dark gray	dark gray	dark gray	yellow
1973	asbestos shingles	asbestos shingles	asbestos shingles	asbestos shingles	

Key:
\* Denotes lead content.

125

PAINT-SAMPLE CHROMOCHRONOLOGIES: EXTERIOR EAVES

Paint Sample:	WORI 08 P44	WORI 08 P45	WORI 08 P46
Element:	Exterior eave at	Exterior eave at	Exterior eave at
	south elevation,	south elevation,	west elevation,
	west end (old)	west end (old)	later extension
Substrate:	Wood	Wood	Wood
Circa Date:	1810-15	1810-15	1906-13
1810-15			
	-charring?-	-resinous-	
Later 19th Century	dark green	dark green	
	cream (gray?)	yellow-orange	
1906-13			cream
	dark green	dark green	dark green
	gray		
	gray	gray*	gray*
	gray	gray-white*	light gray*
	gray		white*
1938	white*	white*	white*
	white*	white*	white*
	white*	white*	white*
	light green	light green	light green
	blue-green	blue-green	blue-green
	dark gray	dark gray	dark gray
		white	white

Key:
\* Denotes lead content.

PAINT-SAMPLE CHROMOCHRONOLOGIES: EXTERIOR WINDOWS & DOORWAYS

Paint Sample:	WORI 08 P03	WORI 08 P48	WORI 08 P51	WORI 08 P52	WORI 08 P53
Element:	Exterior window	Room 101, trim	Room 101, window	Room 101, window	Room 101, one-
	trim, south		trim at north	trim at north	over-one window
	elevation west side,	of main doorway,	window, west of	window west of	sashes in north
	contemporary with		main entrance	doorway, molding	window west of
	wood shingles			contemporary with	doorway
Substrate:	Wood	Wood	Wood	Wood	Wood
Circa Date:	1938	ن	19 <sup>th</sup> century	1938	1938
19th century			white		
			gray		
			dark green		
			gray		
1938	white*	white	white		cream-white
	white*	white	white	white	
	white*	white	white	white	dark green
	white*	white		white	black
	light green	white	white	white	cream
	yellow	light peach	yellow	yellow	yellow
	blue-green vellow	white	white	white	white
	white	pale green	white	white	white
		bright yellow	white	bright yellow	white

Denotes lead content.

# PAINT-SAMPLE CHROMOCHRONOLOGIES: ROOM 102

Paint Sample:	WORI 08 P23	WORI 08 P24	WORI 08 P25
Element:	Room 102, south	Room 102, east	Room 102, north
	plaster wall beneath paneling	plaster wall	wall
Substrate:	Plaster (WORI 08 M01)	Paneling & plaster (WORI 08 M02)	Beaver board & paneling
Circa Date:	1833-35 & later	1833-35	20th century
1833-35	lime plaster (hair	lime plaster (hair	
V	binder)	binder)	
		yellow	
		green	
1938	gypsum plaster		beaver board
	nink	nink	pink
	peach	peach	peach
	light blue	light blue	light blue
	beige	beige	beige
	lauan paneling	lauan paneling	lauan paneling
	vinyl wallpaper	vinyl wallpaper	vinyl wallpaper

Key:\* Denotes lead content.

PAINT-SAMPLE CHROMOCHRONOLOGIES:

### **ROOM 103**

raill Sample.	WORI 08 P26	WORI 08 P27	WORI 08 P54
Element:	Room 103, south	Room 103, plaster	Room 103, west
	wall	ceiling	plaster wall
			beneath paneling
Substrate:	Beaver board &	Plaster beneath	Plaster
	paneling	acoustical panels (WORI 08 M03)	
Circa Date:	20 <sup>th</sup> century	1833-35	1833-35
1833-35		lime plaster (hair	lime plaster (hair
		binder)	binder)
			light yellow
			white
			white
1938	beaver board		
The Actual Control	peach		
	light green	light yellow	light green
	light gray	light gray	light gray
	lauan paneling	acoustical tiles	lauan paneling
	vinyl wallpaper	JEW DEN	vinyl wallpaper

Key:
\* Denotes lead content.

PAINT-SAMPLE CHROMOCHRONOLOGIES: ROOMS 201 & 202

Paint Sample:	WORI 08 P28	WORI 08 P29	WORI 08 P30	WORI 08 P31
Element:	Room 201, hung chimney at west wall	Room 201, ceiling	Room 202, north wall	Room 202, ceiling
Substrate:	Plaster	Plaster (WORI 08 M04 & M05)	Plasterboard	Plasterboard
Circa Date:	1938	1833-35	20th century	20th century
1833-35		lime plaster (hair binder)		
		cream-white		
1938	gypsum plaster (wood fiber binder)	gypsum plaster (wood fiber binder)		
	wallpaper	ceiling paper		
	wallpaper	ceiling paper		
	wallpaper	blue-green		
		pink-beige	2:	
	pine paneling	plasterboard	plasterboard	plasterboard
			wallpaper	textured plaster

Denotes lead content.

# PAINT-SAMPLE CHROMOCHRONOLOGIES:

# **ROOM 203**

Paint Sample:	WORI 08 P32	WORI 08 P33	WORI 08 P34	WORI 08 P35	WORI 08 P36	WORI 08 P37	WORI 08 P55
Element:	Room 203,	Room 203,	Room 203,	Room 203,	Room 203,	Room 203,	Room 203, east
	window trim	west wall in	baseboard at	edge of	hung chimney	ceiling	plaster wall
	held with wire	closet	west wall in	doorway trim in	in west closet	W.	beneath
	nails, at south		closet	closet at west			paneling
	dormer			wall			
Substrate.	Wood	Plaster	Wood	Wood	Plaster	Plaster	Plaster
		(WORI 08 M6)					
Circa Date:	1938	1833-35	1833-35	1833-35	1938	1938	1833-35
1833-35		lime plaster					lime plaster (hair binder)
			mustard brown*	cream-brown*			
			gray*	light gray*		×	
		cream	gray*	light gray*			
		cream	cream-yellow	light yellow			white
		white	light yellow	cream-yellow			white
1938					gypsum plaster (wood fiber	gypsum plaster (wood fiber	
					binder)	binder)	
=	varnish or shellac	light yellow	light yellow		light yellow	light yellow	
		wallpaper	blue-gray*	blue-gray*	wallpaper	ceiling paper	wallpaper
		green	cream	cream	green	green	green
1960s					pine paneling	plasterboard	
	pink-beige					white (textured)	

# PAINT-SAMPLE CHROMOCHRONOLOGIES:

# **ROOM 204**

Paint Sample:	WORI 08 P38	WORI 08 P39	WORI 08 P40	WORI 08 P41	WORI 08 P42
Element:	Room 204, north and south walls	Room 204, baseboard at north	Room 204, jamb at north doorway	Room 204, doorway trim held	Room 204, window trim at northwest
Cubetrate:	Diasterhoard	Wood	Wood	Wood	Wood
Substrate.	Liasicionard	soft.	1000	ooth	John Southern
Circa Date:	20" century	20" century	1833-33	20 century	ZU century
				• 2	
	SHOT				
		- MILIA			
1833-35			brown		
			-wax?-		
			mustard yellow*		
			white		
			white		
			white		
20th century	plasterboard	пем моод		пем моод	new wood
	wallpaper	cream-yellow	cream-yellow	cream-yellow	cream-yellow
		cream-white	cream-white	cream-white	cream-white
					light pink

Key:\* Denotes lead content.

### CONCLUSIONS

### **Exterior Paint**

Paint analysis of the early siding materials revealed the following information about earlier painted finishes. The oldest board siding has 9-10 layers of paint, the earliest of which was identified as a yellow-orange color; corresponding trim color was dark green. Subsequent paintings used brown, gray, dark green, white, light gray, and finally white-color paint. The date of the first yellow-orange paint could not be ascertained, lacking any documentary information on the paint history of the house. There is a good possibility, however, that the yellow-orange and dark green paint scheme dates to last quarter of the 19<sup>th</sup> century, based on the few number of paint layers on the siding. Both siding and trim elements were painted dark green upon the removal of the eastern one-third of the house sometime between 1906and 1913. The exterior paint scheme was probably either light gray or white by circa 1913, based on the light appearance of the siding in the photograph of that date (fig. 12).

Wood shingles were applied over the board siding around 1938. These were first painted white, then medium gray, light green, blue-green, and finally dark gray. The house was dark gray when asbestos shingles were installed over the wooden shingles in 1973.

### **Interior Paint**

No early paint finishes were found to have survived on the early plaster walls of Rooms 102, 103, or 203, suggesting that the walls had been either wallpapered or finished with water-soluble kalsomine paints. Multiple layers of cream-white kalsomine paint identified on the plaster ceiling of Room 201 may date to the 19<sup>th</sup> century. Early lead-based paints were observed on the baseboard, door architrave, and door jamb at the west partition wall of Room 203. These paints are the earliest-known surviving interior finishes.

# APPENDIX D

# **EXISTING-CONDITIONS DRAWINGS**

(by Stephen Clark, Historical Architect)

# APPENDIX D

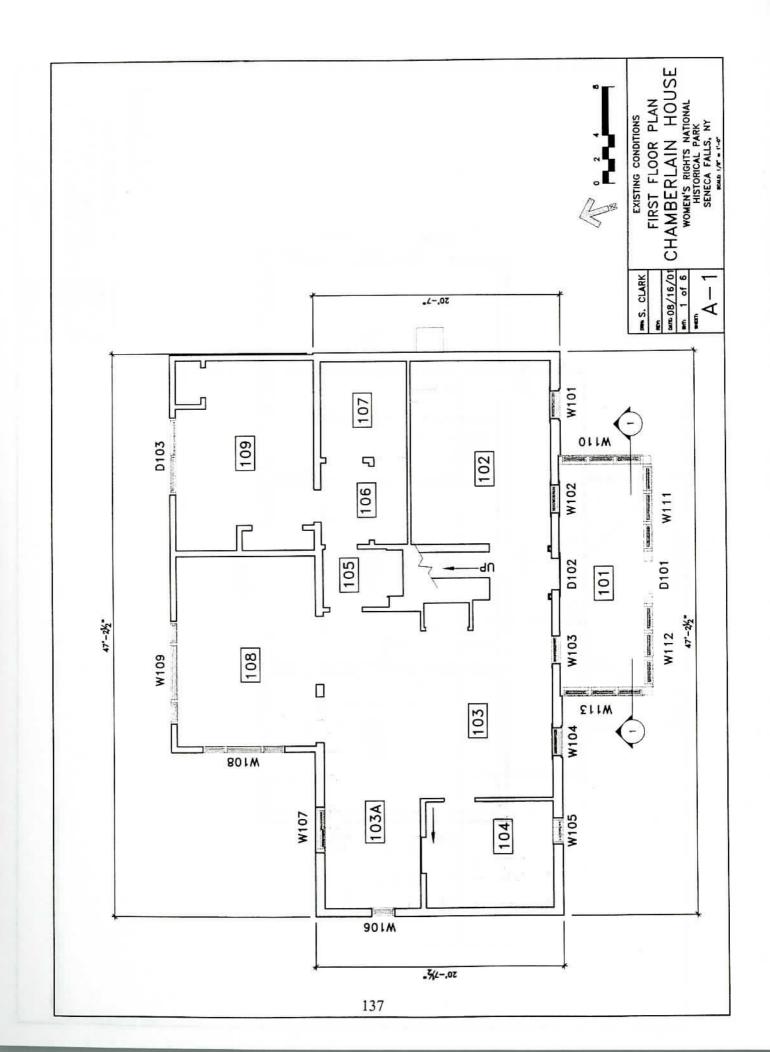
# **EXISTING-CONDITIONS DRAWINGS**

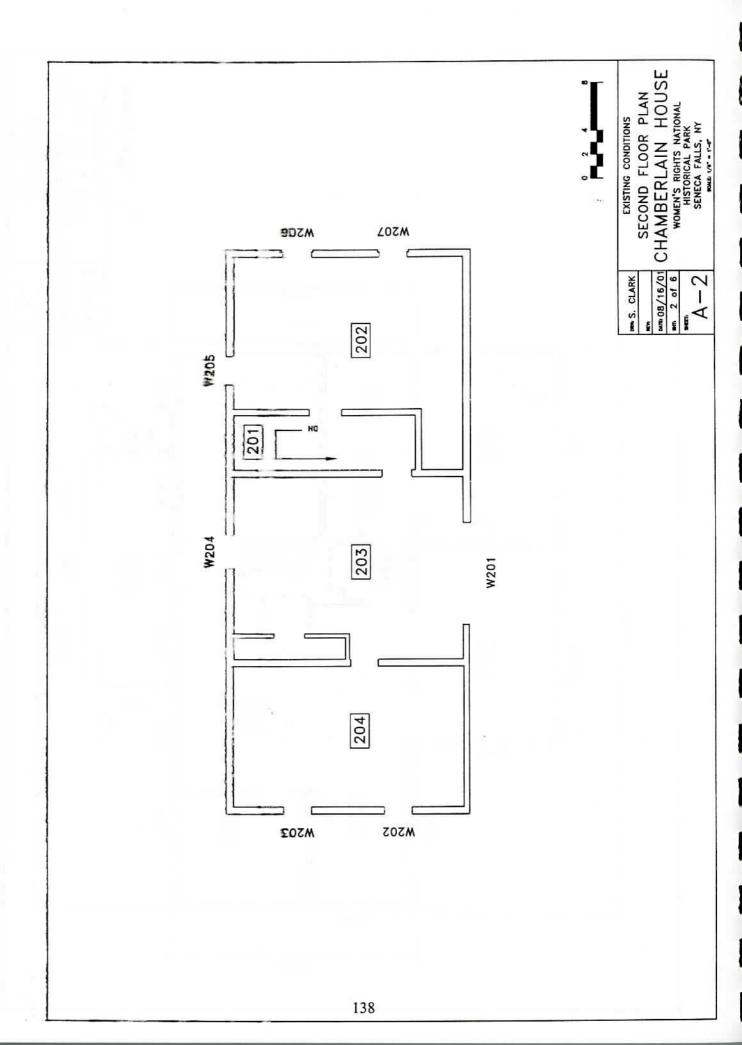
(by Stephen Clark, Historical Architect)

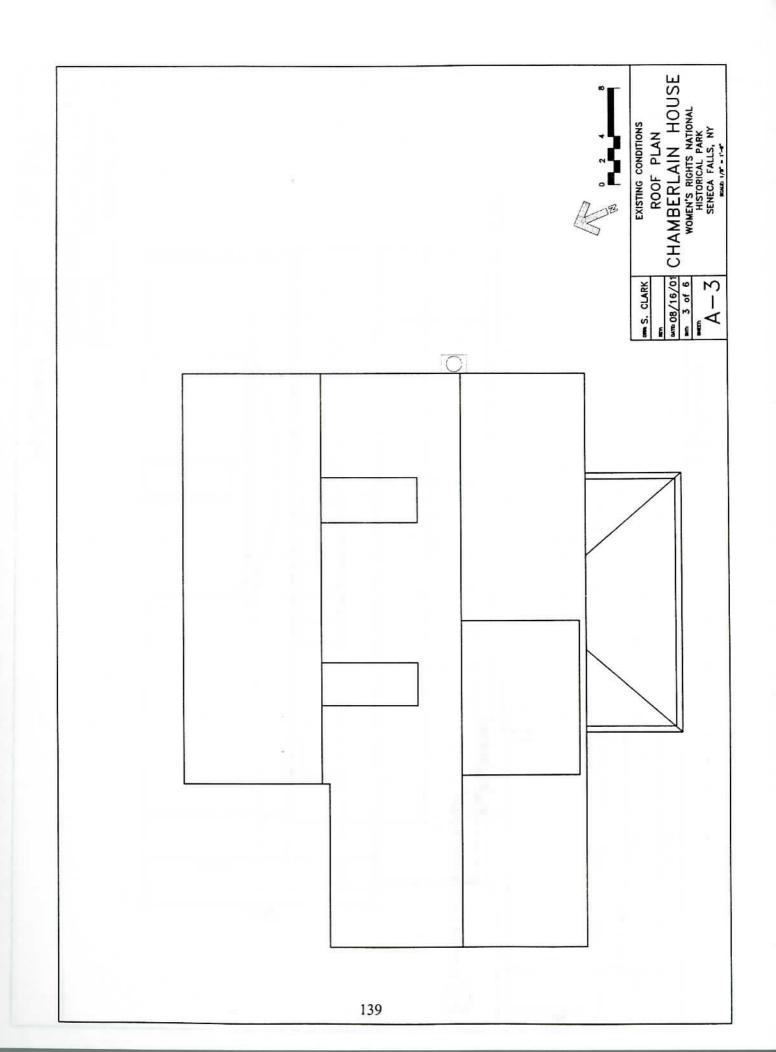
d Anti-

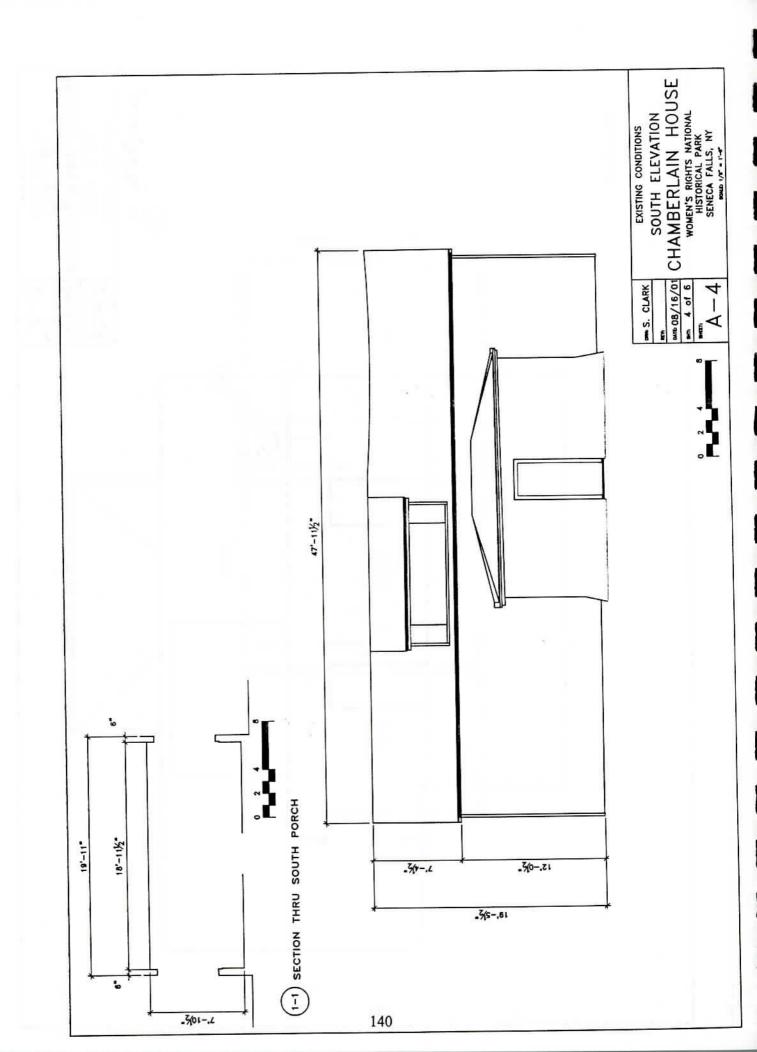
- FILE SECTION

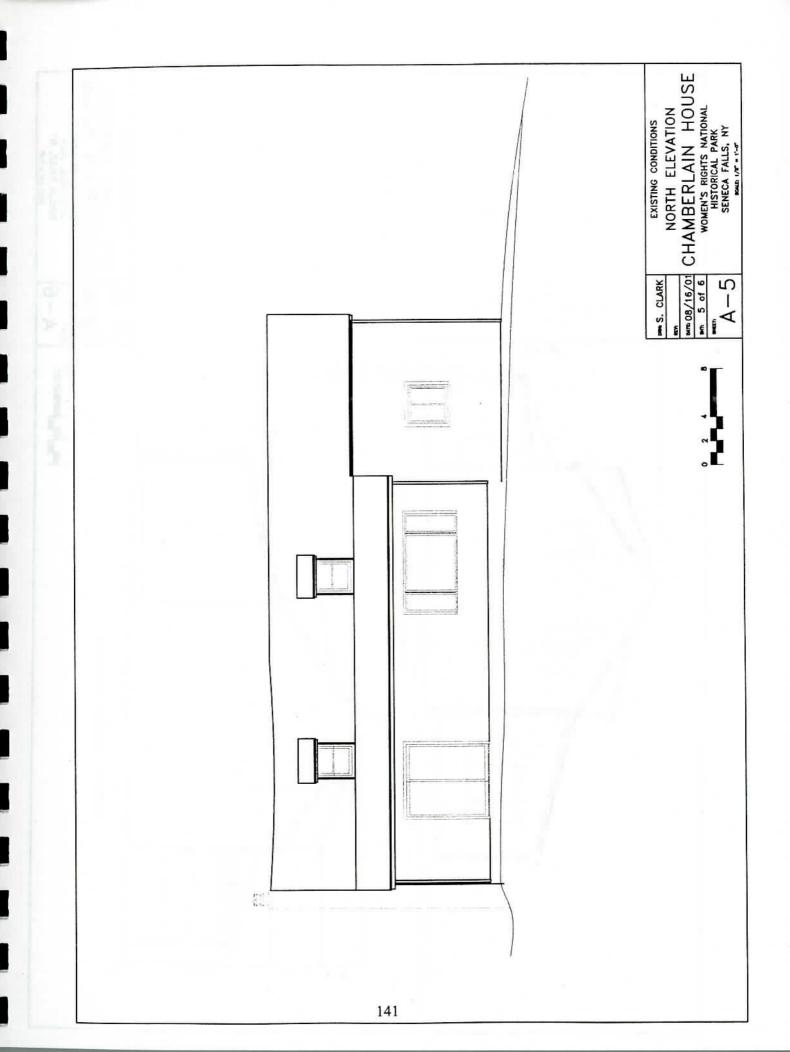
and the second

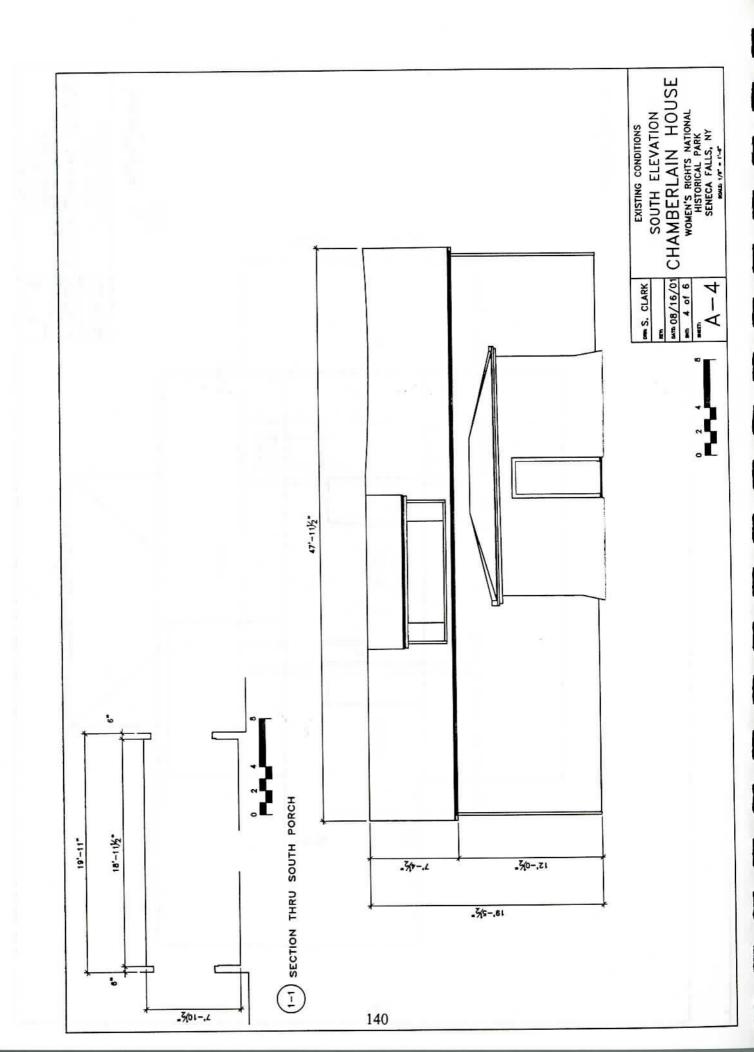


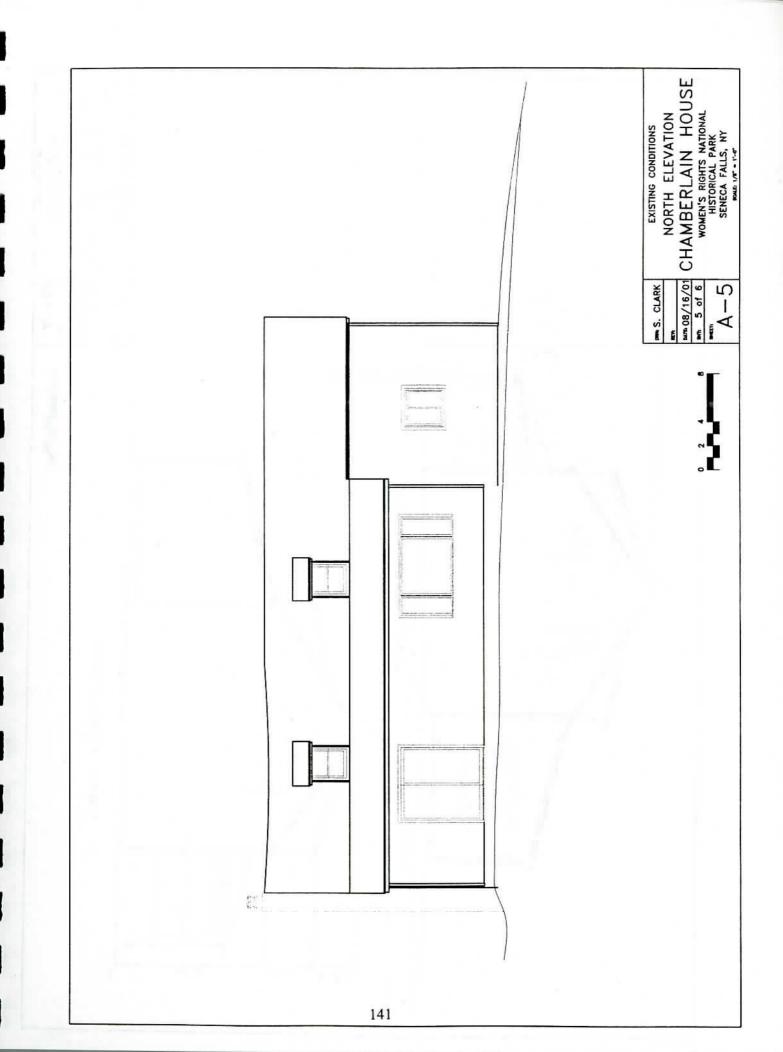






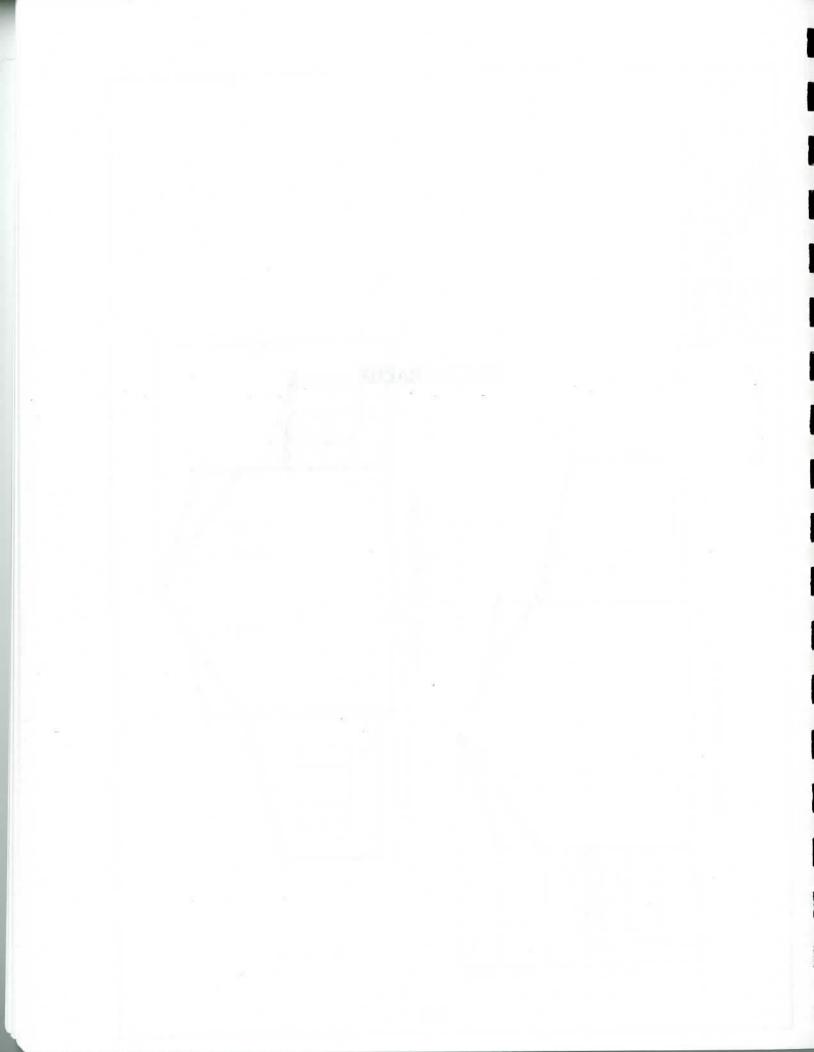








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# 1 Seneca Street (Lower Red Mill):

		120 Vet 20 10 10
1831, October 31.	Deed Book X, p. 421	Sheriff to Boudinot Executors
1833, March 1	Deed Book Z, p. 150	Boudinot Executors to Bayards
1833, March 1	Mortgage Book L, p. 2	Bayards to Boudinot Executors
1835, April 1	Deed Book C2, p. 339	Bayards to Richardson
1835, April 1	Mortgage Book, p	Richardson to Bayards
1836, March 1	Deed Book D2, p. 557	Richardson to Towar & Elmore
1836, March 1	Mortgage Book O, p. 80	Towar & Elmore to Richardson
1837, March 2	Mortgage Book P, p. 191	Towar & Elmore to Boyds
1837, July 17	Mortgage Book P, p. 547	Towar & Elmore to Boyds
1840, September 15	Mortgage Book T, p. 63	Mortgage Sale
1842, March 12	Deed Book M2, p. 521	Boyds to Seneca County Bank
1843, May 30	Deed Book S2, p. 541	Seneca County Bank to Field
1844, March 8	Deed Book S2, p. 543	Field to J.P. Chamberlain
1851, March 11	Deed Book X2, p. 502	J.P. Chamberlain to Mynderse & c.
1864, May 18	Deed Book 70, p. 10	Van Cleef & Hoster to Cowing
1875, August 13	Deed Book 85, p. 487	Cowing to Lathrop
1878, July 27	Deed Book 93, p. 73	Lathrop to Cook
1882, November 17	Deed Book 98, p. 24	Cook et al to Rumsey & Co. Ltd.
1904, July 14	Deed Book 122, p. 261	Mynderse to Rumsey & Co. Ltd.
1913, January 9	Deed Book 133, p. 63	Rumsey & Co. Ltd. to Durling
1915, November 23	Deed Book 139, p. 88	Canal Appropriation
1916, October 19	Deed Book 141, p. 70	Durling to State of New York
1938, April 19	Deed Book 188, p. 57	Executors to Durling
1958, January 30	Deed Book 280, pp. 309	Easement
1958, April 24	Deed Book 282, p. 331	Easement
1962, January 5	Deed Book 308, p. 296	Easement
1963, September 9	Deed Book 320, p. 86	Durling to Baldwin
1964, August 13	Deed Book 329, p. 1	Patent Letters
1964, September 30	Deed Book 329, p. 5	Patent Letters
1964, October 28	Deed Book 329, p. 9	Patent Letters
1968, September 25	Deed Book 344, p. 668	Durling to Baldwin
1993, August 5	Deed Book 508, p. 210	Conroy (Baldwin) to Cartner & Allen
1993, December 22	Deed Book 512, p. 70	Cartner & Allen to Trustees of Res.
1996, December 17	Deed Book 549, p. 68	Trustees to United States of America
All of hydrodysed 55%	THE PERSONAL NEWSFILM WITH BUT AND SHEET	

## 23 Fall Street (Upper Red Mill):

1850, July 17 Deed Book X2, p. 302

Dey to J.P. Chamberlain & Sackett

33 Fall Street:

(see 23 Fall Street?)

30 Cayuga Street (Lot #94):

1864, Mar. 30

Deed 69, p. 210

1874, December 10 Deed Book 85, p. 268

Van Alstyn to J.P. Chamberlain J.P. to Harrison Chamberlain

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The Lily, June 1852

Seneca Falls Reveille, May 24, 1862; May 28, 1864; Sept. 20, 1878; Oct. 11, 1878; Sept. 12, 1913; Dec. 2, 1920. (Microfilm, Seneca Falls Historical Society)

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